

Lerryn, West Road, Bransgore,
Christchurch, Dorset, BH23 8BE

Asking Price **£750,000**



4

Bedrooms



2

Living



1

Bathroom



5+ / 1

Parking/Garage



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1992

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NO FORWARD CHAIN

A LARGE, HIGHLY CHARMING, FOUR BEDROOM, MOCK TUDOR FAMILY HOME OFFERING EXCELLENT SCOPE FOR IMPROVEMENT, UPON A SIZEABLE PLOT WITH A VAST DRIVEWAY AND LARGE REAR GARDEN, SITUATED IN A PRIME VILLAGE LOCATION.

Lerryn is a charming and substantial detached mock Tudor residence built circa the 1920's, featuring spacious rooms, high ceilings and many character features. The property is in good serviceable order throughout but does now offer excellent scope for further improvement to include modernisation, extension and remodelling. It occupies a large plot approaching a fifth of an acre in a highly regarded village location and enjoys a vast Driveway, a Garage and a large rear Garden.

Bransgore is an ever popular village offering a convenient, yet semi-rural life style. The village centre, which is within a very short and level stroll, offers a good selection of amenities to include a good range of day to day shopping facilities, a Medical Centre, three charming Public Houses, a Village Hall and a popular Primary School, which in turn is a feeder school for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its pleasant country walks and villages is situated close to hand, whilst the beautiful harbourside town of Christchurch and the charming Market Town of Ringwood, which both offer a more comprehensive range of shopping and entertainment facilities, are approximately 5 and 6 miles distant respectively.

INTERNALLY:

The ground floor accommodation offers two spacious Reception Rooms both enjoying bay windows and feature fireplaces.

The Kitchen which enjoys a pleasant outlook over the rear Garden offers a selection of fitted units. It leads to a spacious Utility Room with a Larder and storage cupboard and access to the rear Garden.

The ground floor further offers a large Entrance Hall and a convenient Cloakroom.

To the first floor is a spacious Landing. Bedrooms One and Two are both large double size rooms with fitted wardrobes. Bedroom Three is an ample size double room whilst Bedroom Four is a good size single room.

The principal fully tiled Bathroom offers a three piece suite. There is also a separate Cloakroom.

EXTERNALLY:

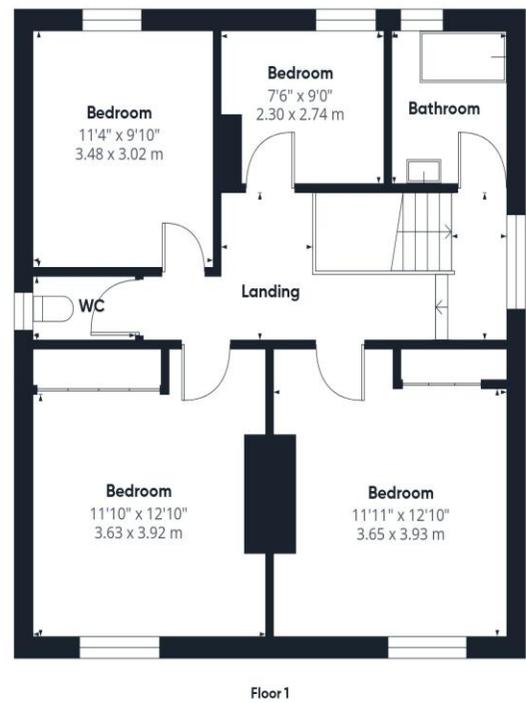
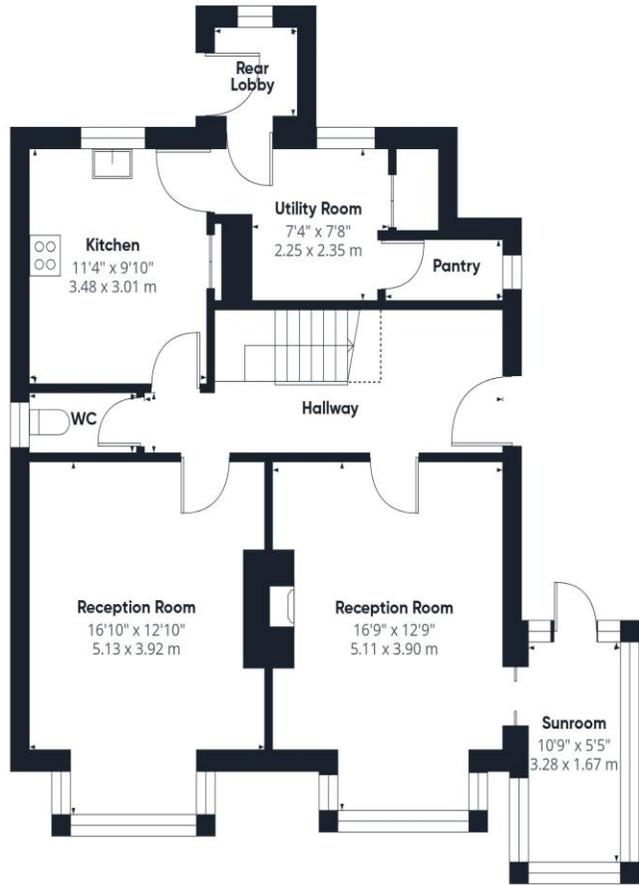
To the front and side is a large L shaped Driveway leading to the detached Garage. there are areas of Garden to the front and side. The large rear Garden is laid predominantly to lawn with a selection of shrubs and trees.

TENURE: FREEHOLD
COUNCIL TAX BAND: F



KEY POINTS

- No chain
- Substantial residence
- Many character features
- Excellent scope for improvement
- Large attractive plot
- Highly favoured village location



Approximate total area^m
 1496 ft²
 139.1 m²

Reduced headroom
 12 ft²
 1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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