

Wayside, Willow Lane, Bransgore,  
Christchurch, Dorset, BH23 8DL

Asking Price **£615,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*



# STUNNING RURAL LOCATION.

**\*NO CHAIN\*** A MOST CHARMING, BEAUTIFULLY PRESENTED, TWO BEDROOM BUNGALOW, OCCUPYING AN APPROXIMATELY HALF AN ACRE PLOT WITH DELIGHTFUL GARDENS, ENVIABLY SITUATED IN A QUIET AND TUCKED AWAY LOCATION SURROUNDED BY FIELDS AT THE END OF A PRIVATE NO THROUGH ROAD, WITHIN THE NEW FOREST NATIONAL PARK.

Wayside is a charming detached, post war era bungalow, which was the subject of a full renovation by the current owners circa 2010 and, as such, offers immaculately presented accommodation to include a Sitting Room, an impressive modern Kitchen, two good size Bedrooms, a large Conservatory and a Family Bathroom. A delightful plot measuring approximately 0.5 acres offers a large, gated Driveway, stunning well stocked Gardens and a brick-built Outbuilding currently used as Kennels offering potential for various uses.

The property enjoys a convenient, yet rural setting, and is enviably tucked away in a quiet location within the Western fringe of The New Forest National Park, betwixt the villages of Bransgore and Burley. Bransgore village centre, which is approximately 1 mile away, offers a good range of day-to-day shopping facilities, two Medical Centres and a popular Primary School. The beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant, whilst everything that the New Forest National Park offers is close to hand.

AGENTS NOTE: THE PROPERTY IS LOCATED WITHIN THE NEW FOREST NATIONAL PARK, CURRENTLY MEASURING APPROXIMATELY 75 SQ METERS, THEREFORE IT IS OUR UNDERSTANDING THAT IT IS SUBJECT TO A SMALL DWELLING POLICY AND CAN ONLY BE EXTENDED TO A MAXIMUM OF 100 SQ METERS IN TOTAL.

#### INTERNALLY:

The charming Sitting Room enjoys a dual aspect with a beautiful outlook over the Garden and offers a feature fireplace.

The good size Kitchen offers a comprehensive selection of modern cream fronted units, complemented by a wooden effect work surface. There is a free-standing Range style oven with a stainless-steel extractor canopy over, along with space for a selection of appliances.

The substantial Conservatory is of UPVC double glazed construction, based upon a brick-built plinth, with a pitched roof over, whilst further complements include ceiling and wall light points, tiled flooring and twin doors to the Rear Garden.

The impressive and spacious Master Bedroom offers an attractive outlook over the Garden and features a cast iron fireplace along with wood flooring.

Bedroom Two is a smaller double room, again enjoying wooden flooring.

The Bathroom is fitted with a tasteful matching white suite incorporating a claw-foot, roll top bath.

#### EXTERNALLY:

To the front is a gated gravelled Driveway providing substantial off road parking facilities, there is a hardstanding area where a Garage once stood. A pedestrian gate opens to an area of Garden where a gavelled path leads to the front door.

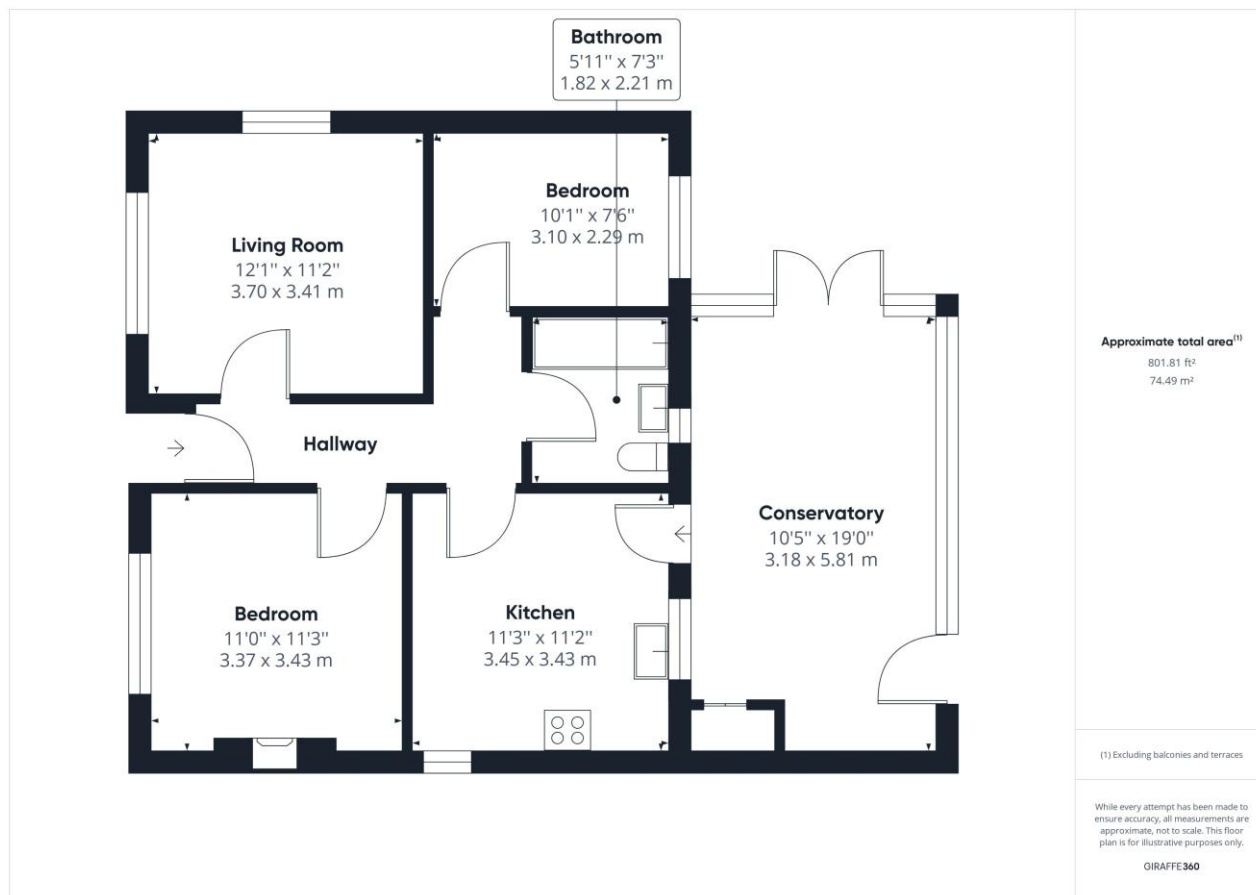
The property enjoys delightful, secluded Gardens, arranged into various sections, laid primarily to lawn with well stocked shrub and flower borders and a fine selection of trees. In addition, there is a wooded area to the far end and a brick built Outbuilding measuring approximately 6m x 4m, fitted with power, lighting and mains water, currently used as Kennels which could be utilised for various purposes (subject to the necessary consents)

COUNCIL TAX BAND: C  
TENURE: FREEHOLD



## KEY POINTS

- No forward chain
- Idyllic location
- Stunning Gardens
- Beautifully presented
- Outbuilding with potential
- Large gated Driveway





# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

**Slades - Bransgore** The Corner House, Ringwood Road, Bransgore, Christchurch, BH23 8AA  
01425 673311 | [sales@sladesbransgore.co.uk](mailto:sales@sladesbransgore.co.uk)  
Website [www.sladeshomes.co.uk](http://www.sladeshomes.co.uk)

*Slades*