

Pinehurst, Ringwood Road, Bransgore,  
Christchurch, Dorset, BH23 8AA

Guide Price **£645,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

*Slades*

# CENTRAL VILLAGE LOCATION

A PICTURESQUE VICTORIAN FAMILY HOME THAT HAS BEEN RECENTLY RENOVATED AND EXTENDED TO AN EXACTING STANDARD, SITUATED IN THE HEART OF BRANGSORE VILLAGE.

Situated on the Western fringe of the New Forest National Park, Brangsgore offers a range of local amenities, with plenty of New Forest Pubs and scenic forest walks close by. Furthermore, Brangsgore has a well-regarded primary School, playing fields and equestrian facilities close by. The location provides a brilliant balance between coastal and country, with Highcliffe and Avon beaches approximately five miles away. Christchurch town centre is just over three and a half miles distant, enriched with the history of Christchurch Priory and Castle Ruins and offering a myriad of local restaurants and bars. Hinton Admiral train station provides a mainline commute to London and Bournemouth Airport offers a range of European and International options.

‘Pinehurst’ is an exquisite example of a four-bedroom, double-fronted, red-brick Victorian family home. Entry under storm porch and through front door to the entrance hall, with ground floor cloakroom. To the left is a cosy reception room, with electric flame-effect fire and bay window. A door leads to a vaulted extension, currently set up as a bedroom and provides versatile accommodation. From the hallway to the right, is the well-proportioned formal sitting room with feature fireplace and multi fuel log burner.

To the rear of the property is the kitchen and orangery. The kitchen offers plenty of storage with eye and base level units, with quartz granite worktop over, and a range of integrated and freestanding appliances. A utility room offers further space for white goods. The orangery is remarkable, and ideal space for entertaining and dining. Flooded with natural light with triple aspect glazing, and roof lantern, and bifold doors to access the rear garden. A wall mounted flame-effect radiator ensures a cosy feel.

Upstairs, accessed via a spacious landing, are three well proportioned bedrooms. The master features a beautifully appointed ensuite shower room. The larger bedrooms to the front of the property, both have decorative feature walls and bay windows. A family bathroom completes the first-floor accommodation.

Externally, to the front, is a large, shingled driveway that provides parking for multiple vehicles. A low-level brick wall and picket gate lead to an area of front lawn with shrubbed borders.

To the left side, access via a gate to the left, is a patio area, with storage sheds and an external door to the extensions on the side.

The recently landscaped rear garden enjoys a good degree of privacy and offers an area of lawn and two patios along with a selection of trees and shrubs.

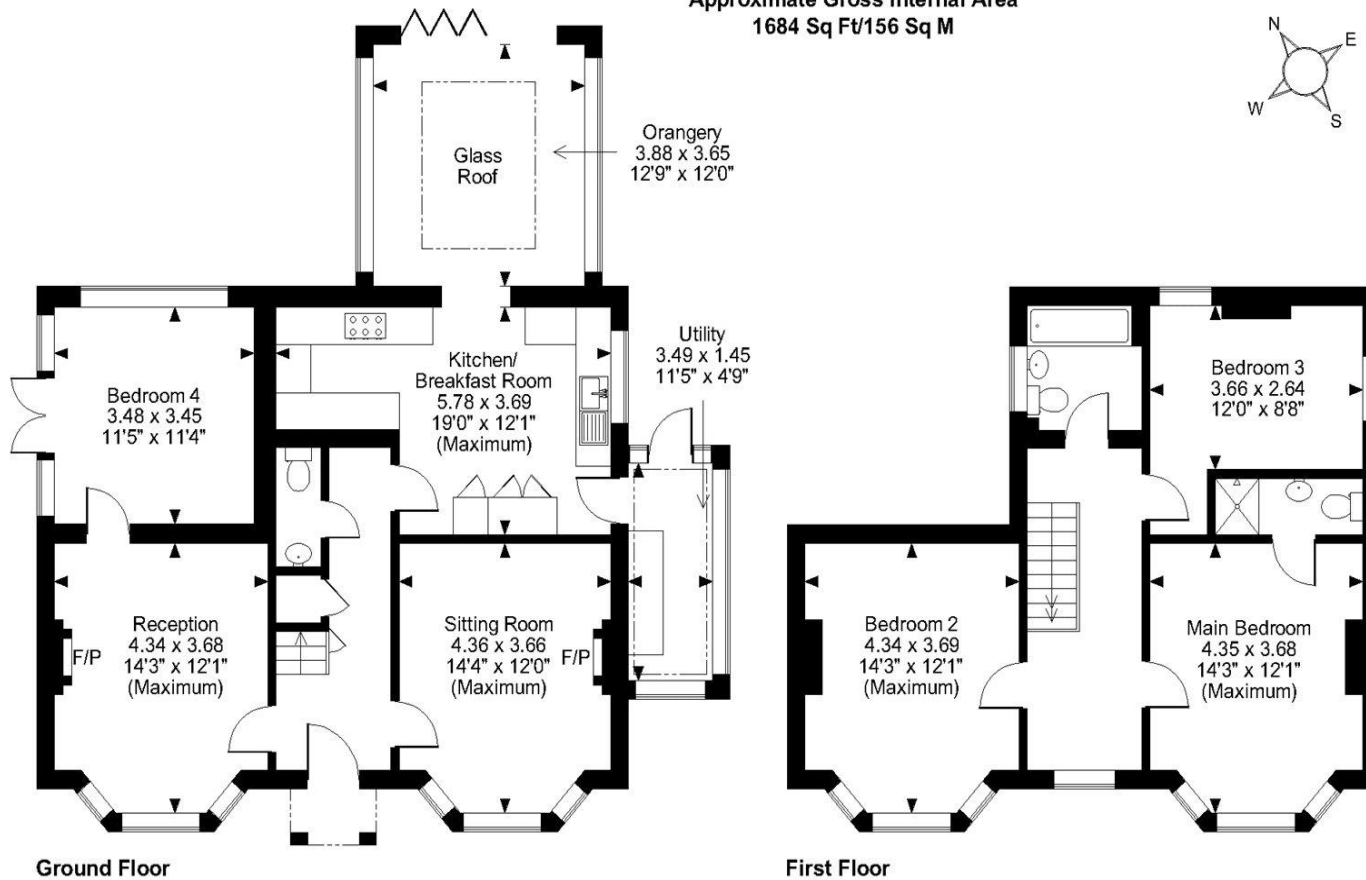
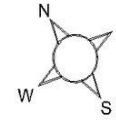
Tenure: Freehold  
EPC Rating: E  
Council Tax Band: E



## KEY POINTS

- Village centre location
- Recently renovated
- Characterful features
- Recently landscaped rear Garden
- Off-road parking
- Four bedrooms

Pinehurst Ringwood Road, Bransgore, Christchurch, Dorset  
Approximate Gross Internal Area  
1684 Sq Ft/156 Sq M



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8608341/JOV

FINE & COUNTRY



**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

# THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(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*