

86 Marryat Way, Bransgore, Christchurch,
Dorset, BH23 8FG

Asking Price **£599,950**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
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EXCELLENT VALUE MODERN HOME

A SPACIOUS MODERN HOME FEATURING A LARGE KITCHEN/DINING ROOM, FOUR DOUBLE BEDROOMS AND A STUDY, ENJOYING A TUCKED AWAY POSITION UPON A HIGHLY REGARDED SEMI-RURAL DEVELOPMENT.

This high quality modern home, built approximately 9 years ago, offers spacious and well appointed accommodation to include an attractive Lounge, a Kitchen/Dining Room, four double Bedrooms plus a Study along with further benefits such as a Utility Room, a Cloakroom and an En Suite Shower Room.

The property occupies a tucked away plot with a Driveway, good size Garage and a Westerly aspect rear Garden and is situated in a most desirable semi-rural modern development with attractive communal areas including a central green area, a children's play park, an allotment (available solely to residents at a small annual cost) and a SANG with gorgeous green space and wildlife, connecting to the Avon Valley footpath. Within a short stroll, Bransgore village centre offers a selection of amenities to include a good range of day to day shops, a Medical Centre and three charming Public Houses, along with a popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its pleasant country walks and villages is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

INTERNALLY:

The good size Lounge enjoys a dual aspect with a bay window to the front.

A large Kitchen/Dining Room enjoys a dual aspect with twin doors opening to the rear Garden, there is a vast selection of units with some integrated appliances.

The ground floor further offers a spacious Entrance Hall, a convenient Cloakroom, a Utility Room and a Study.

To the first floor are four good size double Bedrooms with the Master benefitting from a good size En Suite Shower Room. There is also a spacious principal Bathroom.

EXTERNALLY:

There is a brick paved Driveway, a good size detached Garage and an attractive Westerly aspect rear Garden enjoying a large paved Patio and an area of lawn with shrub borders.

COUNCIL TAX BAND: F

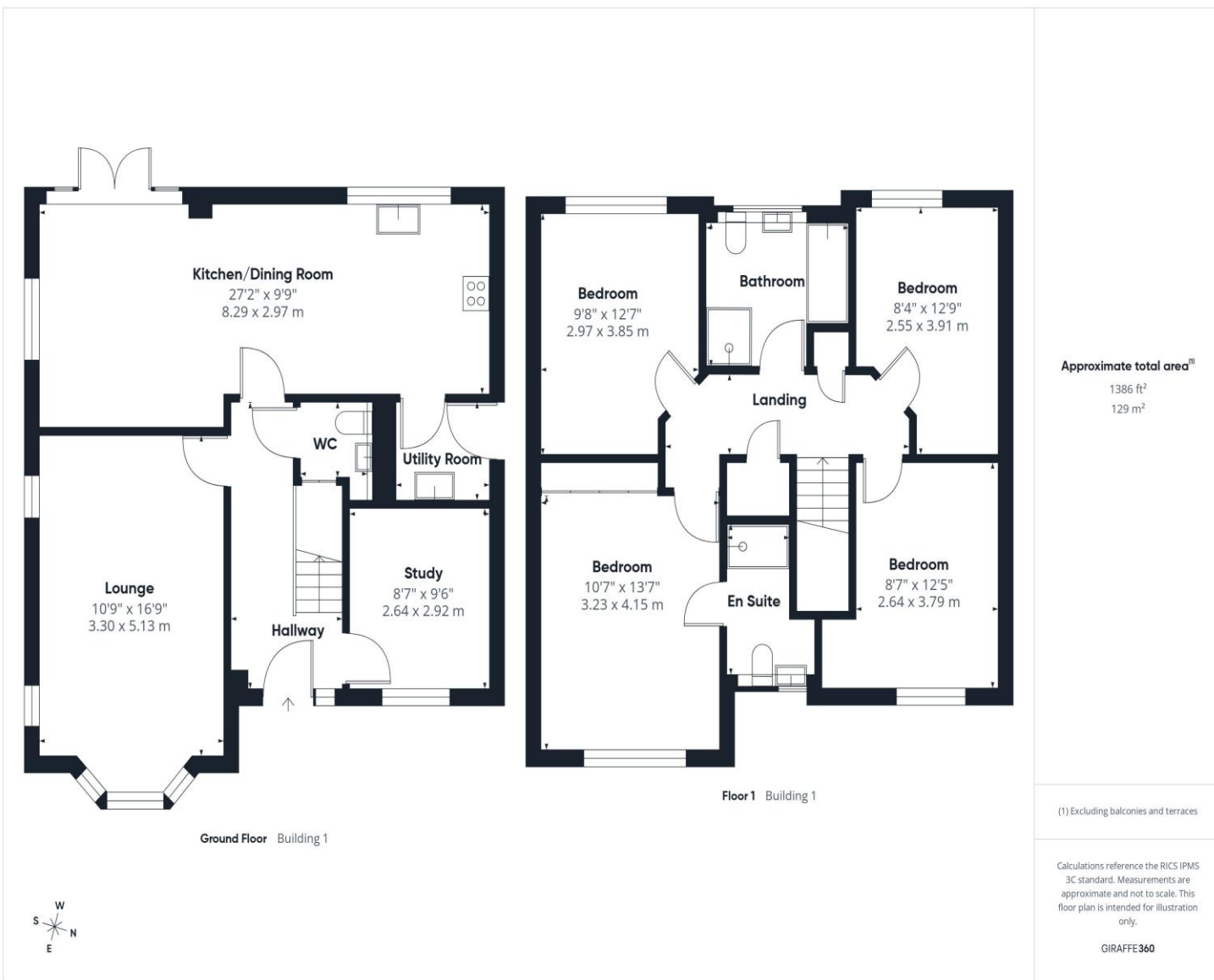
TENURE: FREEHOLD

AGENT'S NOTE: We understand that there is a Residents Association and approximately £200 per annum is payable for the upkeep of the communal areas.



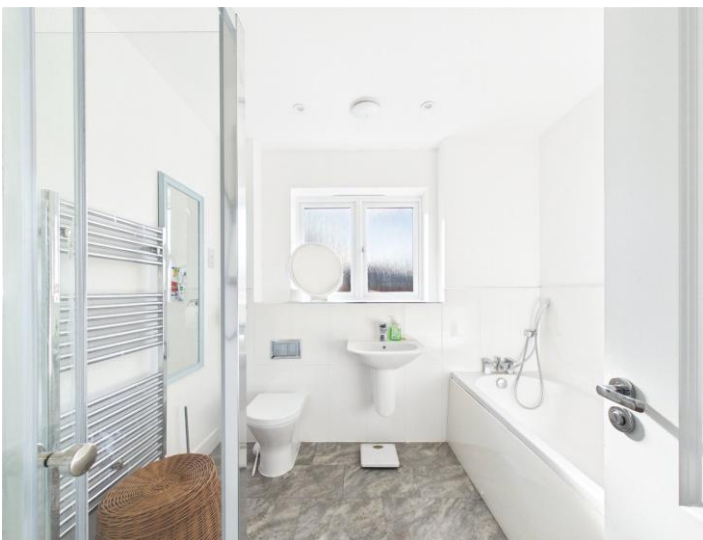
KEY POINTS

- Large Kitchen/Dining Room
- Four double Bedrooms
- Bathroom + En Suite
- Driveway + Garage
- Excellent School Catchments
- Popular modern development



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.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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