

Roselea, West Road, Bransgore,
Christchurch, Dorset, BH23 8BD

Asking Price **£499,950**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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A MOST CHARMING SEMI-DETACHED VICTORIAN

A MOST CHARMING SEMI-DETACHED VICTORIAN COTTAGE, TASTEFULLY PRESENTED THROUGHOUT AND OFFERING PRACTICAL ACCOMMODATION TO INCLUDE AN IMPRESSIVE KITCHEN/DINING ROOM AND THREE DOUBLE BEDROOMS ALL WITH EN SUITE FACILITIES, SITUATED IN A POPULAR VILLAGE LANE.

A rare opportunity to purchase a most charming Victorian cottage which has been fully restored in recent times and, as such, benefits from modern sash style UPVC double glazing, modern heating and electrical systems, re-pointed brickwork, a recently replaced roof and much more. This superb home is tastefully presented throughout and offers surprisingly spacious accommodation to include a Sitting Room with a feature open fireplace, an impressive Kitchen/Dining Room which opens onto the Rear Garden and three double Bedrooms, all of which benefit from modern En Suite Bath or Shower Rooms.

The property is situated in the highly regarded older part of Bransgore village within a short stroll of the village centre offering a good selection of amenities to include a range of day to day shops, 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 its stunning neighbouring coastline is only a short drive away.

INTERNALLY:

The Sitting Room benefits from a pleasant outlook to the front, to one wall is a chimney breast with an attractive original cast iron fireplace upon a tiled hearth, there is also a picture rail and wood laminate flooring.

The impressive Kitchen/Dining Room enjoys a dual aspect with a window to the side and twin opening doors onto the Rear Garden. A modern "Shaker" style Kitchen offers a large selection of cupboard and drawer units, complemented by a contrasting wood effect work surface incorporating an inset double bowl ceramic sink with mixer tap over. There is a range style oven with a matching extractor canopy over, along with space an plumbing for a selection of appliances. The Kitchen is further complemented by a built-in microwave, concealed under pelmet lighting, tiled

splashbacks and wood laminate flooring, there is also ample space for a large family dining table with feature pendant lighting over.

The First Floor Landing benefits from a window affording a pleasant outlook to the front aspect, whilst doors lead to the First Floor accommodation and the staircase continues to the Second Floor Landing.

The spacious Master Bedroom benefits from a pleasant outlook to the front, to one wall is a chimney breast with an attractive original cast iron fireplace upon a tiled hearth, there is also a picture rail, two fitted double wardrobes and wood laminate flooring. Further complemented by a spacious En Suite Bathroom offering a modern matching white suite.

Bedroom Two is a spacious double size room offering a pleasant outlook over the Rear Garden and benefits from a picture rail and wood laminate flooring. Further complemented by a modern En Suite Shower Room.

From the First Floor Landing a staircase continues to the second floor with access to Bedroom Three, which is a good size double room benefiting from "Velux" windows to both the front and side aspects, doors to eaves storage on three sides and wood laminate flooring. Further complemented by a modern En Suite Bathroom.

EXTERNALLY:

To the front of the property, a gravelled driveway provides Off Road Parking for 2/3 vehicles. From the driveway a gate set between mature hedgerow leads to the front garden which is laid to gravel with a useful timber Garden Shed and an allotment area to one side.

Immediately abutting the rear of the property is an attractive paved Patio, whilst the remainder of the garden, which is enclosed by timber panelled fencing to all sides, is laid to artificial grass with a selection of trees to one end.

COUNCIL TAX BAND: D
TENURE: FREEHOLD



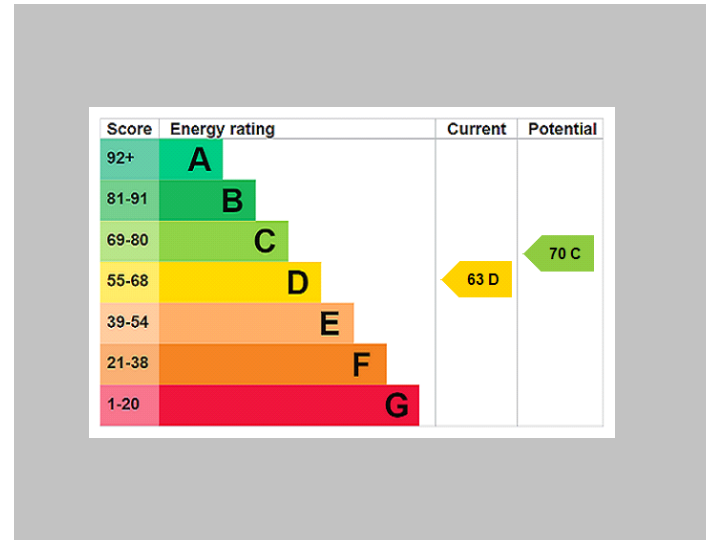
KEY POINTS

- Recently replaced roof
- Beautifully presented
- Character features
- Three double Bedrooms
- Three Bath/Shower Rooms
- Low maintenance Garden



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