

50 Pear Tree Close, Bransgore,
Christchurch, Dorset, BH23 8NH

Asking Price **£479,950**



3

Bedrooms



2

Living



1

Bathroom/Ensuite



2+/1

Parking/Garage



EST
1992

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A BEAUTIFULLY APPOINTED HOME

A TRULY STUNNING, EXTENDED THREE BEDROOM HOME OFFERING MANY NOTEWORTHY FEATURES TO INCLUDE A BEAUTIFUL KITCHEN, A LUXURIOUS MASTER BEDROOM, AN IMPRESSIVE MODERN SHOWER ROOM, AN INCOME GENERATING SOLAR PANEL SYSTEM AND A SOUTHERLY ASPECT REAR GARDEN OVERLOOKING THE VILLAGE CRICKET GROUND.

This beautifully presented, extended three bedroom house was originally constructed with four bedrooms which could easily be reinstated. It has been extensively modernised in recent years and, as such, offers immaculate and tastefully presented accommodation. In addition to a beautiful Kitchen/Dining Room with a Rangemaster oven, an extensively renovated Master Bedroom further noteworthy features include a composite front door, replaced double glazing throughout, a recently installed boiler, a high quality income generating solar panel system, solid Oak internal doors, a wood burner stove and an impressive modern Shower Room. Furthermore, the property benefits from a delightful aspect over the village cricket ground to the rear, a Utility/Storage Room, a brick paved Driveway, a Garage and a Southerly aspect rear Garden.

Energy efficiency is also a key feature with the benefit of owned solar panels on an income generating feed-in tariff, which is index-linked, and tax free payments for surplus electricity produced.

The property enjoys a quiet tucked away position abutting the village Cricket Ground, of which the property affords excellent views, conveniently positioned within a short stroll of the village centre which offers an excellent range of amenities to include a good selection of day to day shops, a Doctors Surgery, a number of Public Houses and a most popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the charming harbourside town of Christchurch and its neighbouring coastline is a short drive away.

INTERNALLY:

At the hub of the home, a dual aspect Living Room enjoys a bay window to the front, patio doors to the rear and features a fireplace with a wood burning stove.

A spacious Dining Room flows openly to a most impressive Kitchen which enjoys a pleasant aspect to the rear. There are a vast array of cupboard and drawer units with a contrasting work surface over which extends to a breakfast bar, whilst further complemented by a Rangemaster oven, a Granite butler sink, an integrated fridge/freezer and microwave.

The ground floor further offers an Entrance Hall, a Cloakroom and a spacious Utility/Storage Room.

To the first floor, the original first and fourth bedrooms have been combined to offer an exceptionally spacious dual aspect Master Bedroom incorporating fitted wardrobes and a Dressing area with an attractive open outlook to the rear. Bedroom two is a good size double room whilst Bedroom three is small double/large single room.

An impressive fully tiled Shower Room offers a modern matching white suite incorporating an oversized shower cubicle and a vanity unit.

EXTERNALLY:

To the front of the property is a brick paved Driveway and a Garage.

The rear Garden enjoys a Southerly aspect and an open aspect over the village Cricket Ground, there is a patio whilst the remainder is laid to lawn with attractive raised flower borders and a good size Garden Shed to one corner.

COUNCIL TAX BAND: D
TENURE: FREEHOLD



KEY POINTS

- Beautifully presented
- Income generating solar panel system
- Stunning Kitchen
- Impressive modern shower Room
- Exceptionally spacious Master Bedroom
- Southerly Garden
- Delightful views to the rear



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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
 Website www.sladeshomes.co.uk

