

276 Burley Road, Bransgore, Christchurch,  
Dorset, BH23 8DQ

OIEO £450,000



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

Slades



# BEAUTIFUL BUNGALOW IN FOREST SETTING.

A BEAUTIFULLY PRESENTED, RECENTLY EXTENDED & MODERNISED, TWO DOUBLE BEDROOM BUNGALOW SITUATED IN AN ATTRACTIVE, GATED COURTYARD SETTING WITH EXTENSIVE PARKING FACILITIES, ENVIABLY LOCATED WITHIN THE NEW FOREST NATIONAL PARK, WITHIN A STONES THROW OF THE OPEN FOREST.

This attractive bungalow has been recently extended and extensively refurbished throughout. Noteworthy features include a large modern Kitchen/Dining Room and a large tasteful Bathroom along with recently replaced UPVC double glazing, smooth set ceilings, tasteful decor, modern gas fired central heating and electrical systems. Additional benefits include vast off-road parking facilities, a Garage and a secluded rear Garden.

The property enjoys a gated courtyard setting, situated within the western fringe of the New Forest National Park, the property offers a convenient yet rural setting within a short walk of beautiful open forest land betwixt the popular village of Bransgore and Burley whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately five miles away.

## INTERNALLY:

A composite front door opens to an L-shaped entrance hall with a useful storage cupboard housing a modern combination boiler and a hatch to a partly boarded loft space.

A light and airy Sitting Room enjoys a large window to the front.

The large Kitchen/Dining Room is fitted with a vast selection of white gloss fronted units and incorporates a centre island. There is space for a Range style oven and a further selection of appliances. Further complemented by inset downlighters, a wall mounted TV bracket, an attractive outlook over the rear Garden along with external access.

There are two good size double Bedrooms with an exceptionally spacious Master Bedroom enjoying twin doors opening to the rear Garden. A large, impressive Bathroom offers a tasteful suite incorporating both a shower cubicle and free-standing bath.

## EXTERNALLY:

The property is accessed via a gated communal car parking area; it enjoys its own Garage and further parking area to the front of the property.

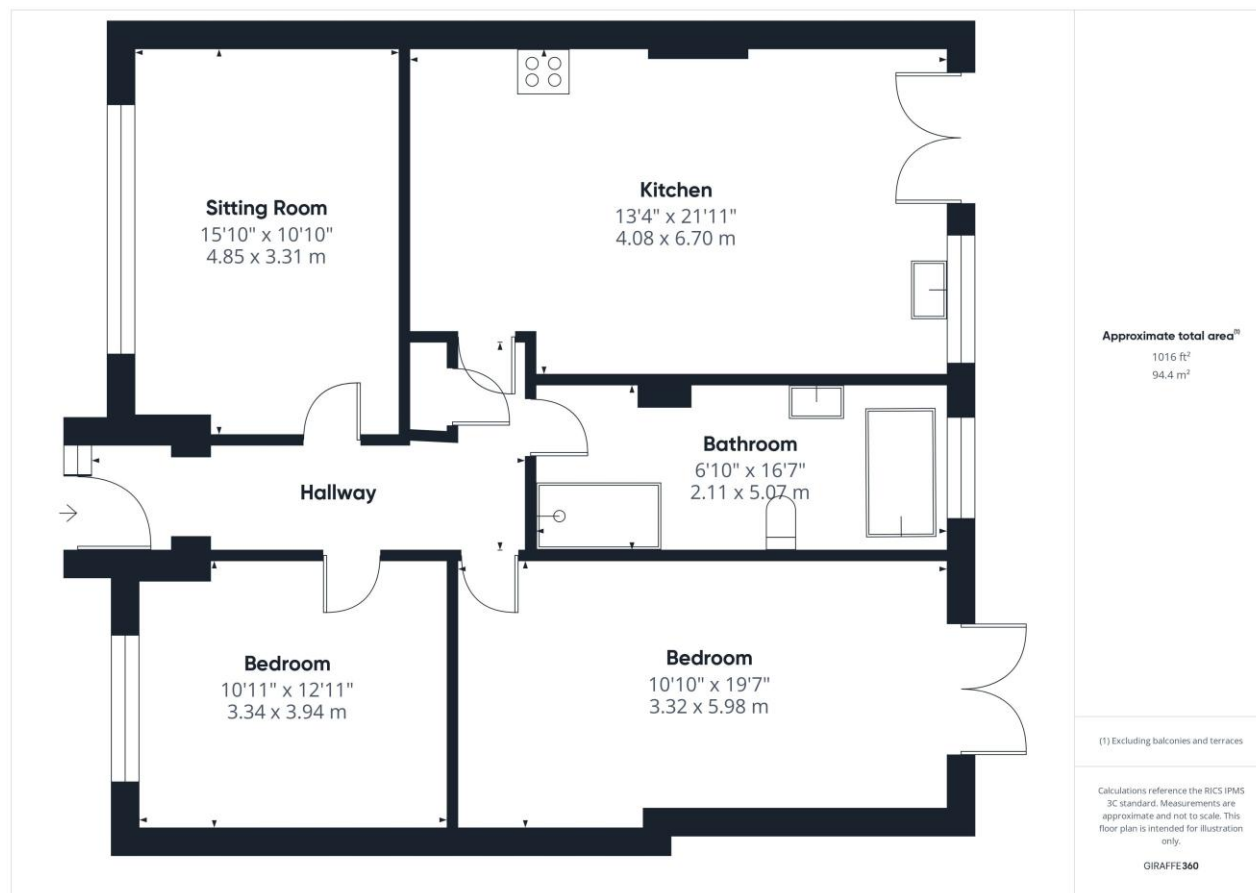
The rear Garden is laid primarily to lawn with a paved patio, fenced borders and a selection of shrubs.

COUNCIL TAX BAND: C  
TENURE: FREEHOLD



## KEY POINTS

- Recently refurbished throughout
- Garage & extensive off-road parking
- large Kitchen/Dining Room
- Two spacious double Bedrooms
- Stunning Bath/Shower Room
- Attractive rear Garden



**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>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</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*