

Wild At Heart, Forest Road, Thorney Hill,
Bransgore, Christchurch, BH23 8DZ

Asking Price
OIEO **£825,000**



Bedrooms



Living



Bath/Shower Room



Parking



EST
1992

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A DELIGHTFUL FOREST LOCATION

SAT ON THE VERY EDGE OF OPEN FOREST WITH ATTRACTIVE OUTLOOKS FROM MOST ROOMS, THIS TASTEFULLY REFURBISHED HOME FEATURES SEMI OPEN PLAN LIVING AND THREE DOUBLE BEDROOMS TO INCLUDE A SPACIOUS MASTER SUITE, SET UPON A DELIGHTFUL CORNER PLOT WITH SOUTH FACING GARDENS EXTENDING TO APPROX 2/3 OF AN ACRE.

This attractive, light and airy home has been extensively refurbished by the current owner and, as such, offers tastefully presented modern accommodation featuring a triple aspect Sitting Room, a large semi open-plan Kitchen/Dining/Day Room and three double Bedrooms incorporating an impressive Master Bedroom Suite. Further noteworthy features include an impressive turning staircase with a glass balustrade, a luxurious En Suite Bathroom, a Utility Room, a convenient ground floor Cloakroom and an attractive Deck Area. Furthermore, the property occupies a delightful corner plot with a Southerly aspect Garden extending to approximately 2/3 of an acre and two vehicular entrances.

The property originally had four Bedrooms, it has been reconfigured to form a Master Bedroom suite but this could be easily re-instated.

The property enjoys an elevated position adjacent to forest land with direct access and enjoys attractive outlooks from most principal rooms, over either forest or garden land. It is set on a charming road within The New Forest National Park, occupying a rural, yet convenient environment, betwixt the villages of Bransgore and Burley, which both offer a good range of shops and amenities, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles away.

INTERNALLY:

At the hub of the home is a spacious triple aspect Kitchen/Dining/Day Room affording an excellent outlook to both the side and rear, complemented by inset downlighters and wood effect flooring. A tasteful gloss fronted Kitchen is complemented by a quartz work surface which extends to a breakfast bar and benefits from high quality integrated appliances.

A more formal Sitting Room enjoys a triple aspect with attractive outlooks and is complemented by an open fire.

The ground floor further offers a Utility Room and convenient Cloakroom.

An impressive turning open tread staircase with glass balustrade leads to a first floor Landing with an attractive forest outlook to the front.

The spacious Master Bedroom Suite enjoys an attractive view to the front and opens to a spacious En Suite featuring both a shower cubicle and a feature free standing bath with a delightful outlook.

Bedrooms Two and Three are both good size double rooms enjoying double aspects and benefiting from fitted wardrobes.

The Family Shower Room is fitted with a modern matching white suite.

EXTERNALLY:

To the front a 5-bar gate provides vehicular access. There is also an additional gated vehicular access to the side.

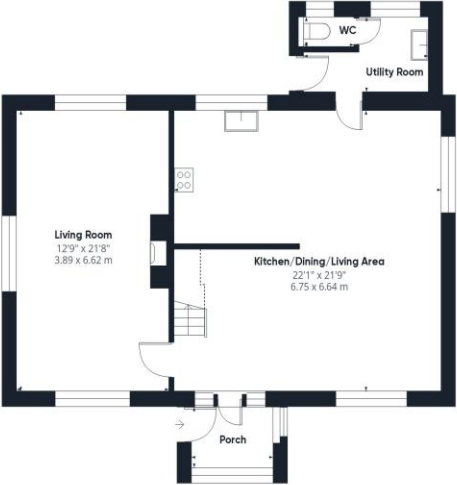
Immediately abutting the rear of the property is a feature raised deck with a glass balustrade with steps down to the remainder of the vast lawned garden, which enjoys a Southerly aspect.

COUNCIL TAX BAND: E TENURE: FREEHOLD



KEY POINTS

- Direct Forest access
- No forward chain
- Grounds of approx.. 2/3rds an Acre
- South facing Garden
- Two vehicular entrances
- Tastefully refurbished



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1573.7 ft²
146.2 m²

Reduced headroom

14.6 ft²
1.36 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

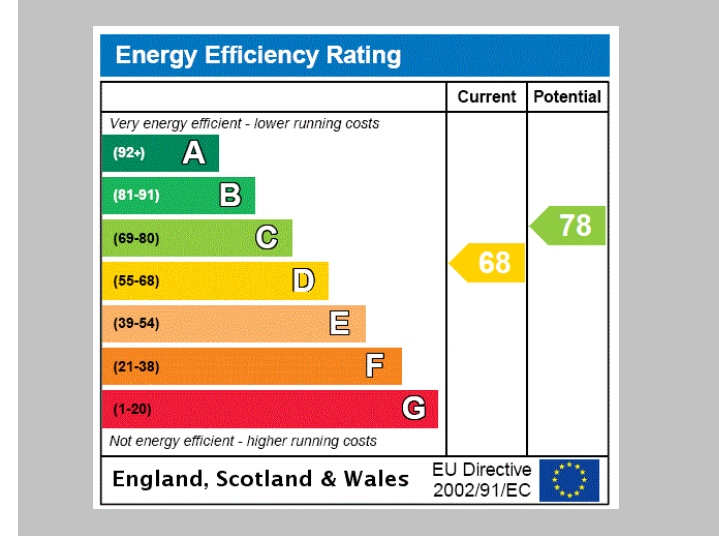
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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