

3 Foxgloves, Bransgore, Christchurch,  
Dorset, BH23 8FB

Asking Price **£725,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# HIGHLY REGARDED VILLAGE LOCATION

A MODERN, HIGH QUALITY AND WELL APPOINTED, FOUR BEDROOM DETACHED HOUSE WITH A SOUTHERLY ASPECT REAR GARDEN IN A SMALL AND SELECT DEVELOPMENT WITHIN A CHARMING VILLAGE LOCATION WITH EXCELLENT SCHOOL CATCHMENTS.

This charming yet modern, high quality home which was built to a traditional style by highly regarded builder Penny Farthing Homes just over ten years ago offers beautifully presented accommodation to include a sizeable Lounge, an impressive Kitchen/Dining Room, four good size Bedrooms and a Study, there is also an En Suite Shower Room to the Master and a Family Bathroom. There are many noteworthy features including a high quality Kitchen with granite worktops and high quality integrated appliances, modern bath and shower suites, modern neutral decor and Oak fronted internal doors. Further benefits include a Ground Floor Cloakroom, a Utility cupboard along with a Garage and Southerly aspect rear Garden.

The property is situated can a highly regarded village development off of a charming village lane only a short stroll from Bransgore village centre offering an excellent range of amenities to include a good selection of shops, a doctors surgeries and a number of public houses along with a most popular Primary School which is a feeder for both the highly regarded Highcliffe and Ringwood Comprehensives. The New Forest National Park is close to hand whilst the charming harbour town of Christchurch and its beautiful neighbouring coastline is only a short drive away.

## INTERNALLY:

Accessed via a composite front door, the spacious Entrance Hall with a window to the side offers a useful storage cupboard, a Utilities cupboard and a convenient Cloakroom.

A spacious Lounge is situated to the rear of the property and enjoys an attractive outlook over the South facing rear Garden with twin doors providing external access.

An impressive dual aspect Kitchen/Dining Room enjoys a comprehensive selection of white gloss fronted units complemented by Granite worksurfaces, high quality integral appliances and tiled flooring.

The ground floor also offers a useful Study.

The spacious Master Bedroom enjoys fitted wardrobes and a spacious modern En Suite Shower Room. Bedrooms Two and Three are both spacious double rooms whilst Bedroom Four is a smaller double room.

A fully tiled principal Bathroom enjoys a modern matching four piece suite.

## EXTERNALLY:

A Driveway provides off road parking and access to the Garage.

The South facing garden is laid to lawn with a paved patio and well stocked shrub and flower borders.

COUNCIL TAX BAND: F  
TENURE: FREEHOLD

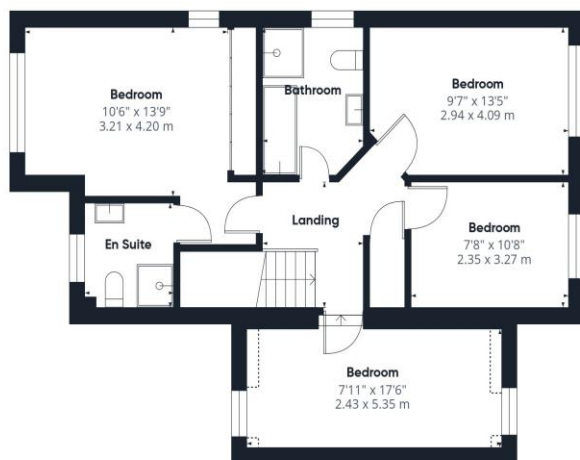


## KEY POINTS

- Southerly aspect Garden
- Beautifully presented
- Four double Bedrooms + Office
- Impressive Kitchen/Dining Room
- Modern Bathroom + En Suite
- Highly regarded location



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1478 ft<sup>2</sup>  
137.3 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

**GIRAFFE360**





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(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	

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