

11 Woodlands Close, Bransgore,
Christchurch, Dorset, BH23 8NF

Asking Price **£525,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

THE PROPERTY PROFESSIONALS
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DELIGHTFUL REAR GARDEN.

A WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME FEATURING A LARGE, SECLUDED, RECENTLY LANDSCAPED REAR GARDEN, SITUATED IN A QUIET & TUCKED AWAY VILLAGE LOCATION WITH A GATE TO THE REAR OPENING ONTO A CHARMING VILLAGE LANE, WITHIN EXCELLENT SCHOOL CATCHMENTS.

This attractive family home is tucked away in a quiet village location, it is well presented throughout and offers a large Living Room, a modern Kitchen, four good size Bedrooms plus a Study/Playroom along with a family Bathroom and ground floor Cloakroom. The large, secluded, South Westerly aspect rear Garden is a particular feature having been recently landscaped.

Within a short stroll, Bransgore village centre offers an excellent range of amenities to include a good selection of day-to-day shops, a Medical Centre, a Veterinary Surgery, three Public Houses and a most popular Primary School, which is a feeder for the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline, is approximately 5 miles away.

INTERNALLY:

At the hub of the home, a spacious Living Room enjoys a dual aspect and access to the rear Garden.

The adjacent Kitchen which enjoys an attractive outlook over the rear Garden and a door to the side is fitted with a comprehensive selection of modern Shaker style units complemented by a contrasting work surface and integrated oven and hob.

The ground floor further offers a Study/Playroom and a convenient Cloakroom.

To the first floor, Bedrooms One and Two are both spacious double rooms, whilst Bedrooms Three and Four are smaller double/large single size rooms.

The family Bathroom offers a matching white suite incorporating a bath with a shower fitment over.

EXTERNALLY:

To the front of the property is a Driveway. The attractive L-shaped rear Garden enjoys a good degree of seclusion, it has been recently landscaped and enjoys a large area of lawn, a patio and raised railway sleeper beds with inset lighting, in addition there are two Garden Sheds and a gate to the rear opening to a charming village lane.

COUNCIL TAX BAND: D

TENURE: FREEHOLD.



KEY POINTS

- Well-presented throughout
- Modern Kitchen
- Large Living Room
- Four Bedrooms
- Study/Playroom
- Attractive rear Garden



Ground Floor



Floor 1

Approximate total area^m

1013 ft²

94.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPM 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Christchurch | Southbourne | Highcliffe | Bransgore



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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