

19 Stibbs Way, Bransgore, Christchurch,
Dorset, BH23 8HG

Asking Price **£600,000**



Bedrooms



Living



Shower Rooms



Parking/Garage



EST
1992

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POPULAR VILLAGE LOCATION

NO FORWARD CHAIN A WELL PROPORTIONED 4 BEDROOM DETACHED FAMILY HOME WITH A GOOD SIZE SOUTH WESTERLY ASPECT REAR GARDEN, AND DOUBLE GARAGE, SITUATED IN A TUCKED AWAY VILLAGE LOCATION AND WITHIN THE CATCHMENTS FOR BOTH THE HIGHLY REGARDED RINGWOOD AND HIGHCLIFFE COMPREHENSIVE SCHOOLS.

This delightful family home which is presented in good order throughout, has been lovingly cared for and maintained but does now offer scope for further improvement. Spacious accommodation comprises a Living Room, a separate Dining Room, a Kitchen & Utility Room, a substantial Conservatory, four double Bedrooms and Shower Rooms to both the ground and first floors. Further benefits include a good size Driveway, a detached Double Garage and good size, well stocked South Westerly aspect Garden.

The property enjoys a quite position in a small select modern development within strolling distance of Bransgore village centre offering an excellent range of amenities to include a good selection of shops, a Doctors Surgery and a number of Public Houses, along with a most popular Primary School, which is 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 only a short drive away.

INTERNALLY:

A spacious Lounge enjoys a bay window to the front, a feature fireplace and twin doors opening to the pleasant Conservatory which enjoys an attractive aspect over the rear Garden. There is also a separate Dining Room.

The Kitchen which enjoys a pleasant outlook over the rear Garden offers a selection of cupboard and drawer units and is further complemented by an adjacent Utility Area.

The ground floor further offers an attractive Entrance Hall and a convenient Shower Room.

To the first floor is a spacious Landing. There are four good size Bedrooms, three of which enjoy a pleasant aspect over the rear Garden. The Master Bedroom further benefits from a large fitted wardrobe.

There is also a first floor Shower Room fitted with a matching white suite.

EXTERNALLY:

To the front is a lawned Garden with an adjacent brick paved Driveway.

The double Garage is accessed via remote door to the front and offers a side door to the rear Garden.

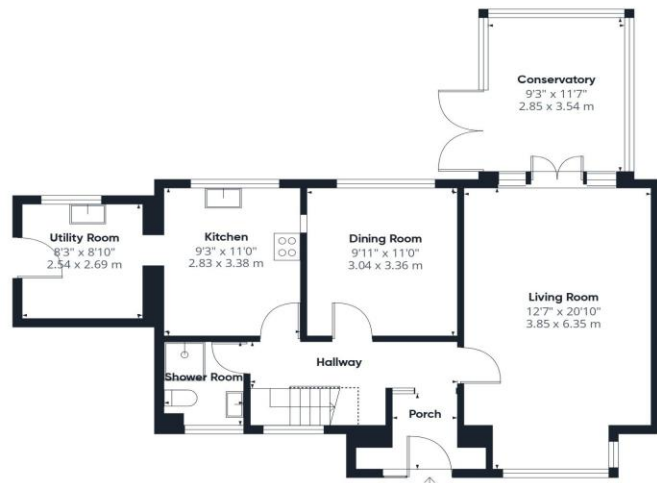
The large rear Garden enjoys a Patio abutting the rear of the property, an area of lawn and various well stocked borders. In addition there is a large timber shed/workshop to one corner, a Summerhouse and a Greenhouse.

COUNCIL TAX BAND: E
TENURE: FREEHOLD



KEY POINTS

- Attractive Garden
- Double Garage & Workshop
- Four Bedrooms
- Kitchen & Utility Room
- Two Reception Rooms
- Popular village location



Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

1353 ft²

125.8 m²

Reduced headroom

12 ft²

1.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	72	
(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	

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