

April Cottage, School Road, Bransgore,
Christchurch, Dorset, BH23 8DS

Guide Price **£825,000**



5

Bedrooms



1

Living



3

Bathroom/Ensuite



5+/1

Parking/Garage



EST
1992

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A LARGE FIVE DOUBLE BEDROOM DETACHED CHALET

A LARGE FIVE DOUBLE BEDROOM DETACHED CHALET RESIDENCE FEATURING A STUNNING SEMI OPEN PLAN LIVING AREA, SITUATED UPON A DELIGHTFUL PLOT APPROACHING HALF AN ACRE WITH A GATED DRIVEWAY AND SECLUDED GARDEN, IDEALLY SITUATED IN A CHARMING SEMI RURAL LOCATION WITHIN A STONES THROW OF THE OPEN FOREST.

This spacious, extended Chalet style residence offers many noteworthy features to include a stunning Entrance Hall, an impressive semi open plan Living/Dining/Kitchen Area with two sets of bifold doors to the rear Garden, Five double Bedrooms with two benefiting from Ensuite Shower Rooms along with a Utility Room, Cloakroom and a principal Bathroom. Furthermore, the property occupies a secluded plot approaching half an Acre with a large gated Driveway, Garage, Shed/Workshop and a large, secluded Southerly aspect rear Garden.

The property occupies an enviable semi-rural location, within the Western fringe of The New Forest National Park, only a stone's throw from open forest land. Approximately 1 mile away is Bransgore village centre, offering an excellent range of amenities to include a good selection of day to day shops, a Medical Centre, a Veterinary Surgery, a number of Public Houses and a highly regarded Primary School, which is in turn a feeder for the most popular Ringwood and Highcliffe Comprehensives. The New Forest's pleasant country walks and villages are immediately to hand, whilst Christchurch and its beautiful neighbouring coastline is only 5 miles away.

INTERNALLY:

A spacious Entrance Hall offers a feature staircase to the first floor.

At the hub of the home is an impressive dual aspect Kitchen/Dining/Living Room with the Living area featuring a vaulted ceiling and two sets of bifold doors opening pleasantly to the rear Garden. The Kitchen enjoys a selection of units complemented by wooden work surfaces extending to a breakfast bar and complemented a Range style oven and a ceramic sink. There is an adjacent Utility Room which in turn leads to a convenient Cloakroom.

The ground floor offers three spacious double Bedrooms with the master enjoying which would also make a lovely Sitting Room enjoying a dual aspect. There is also a modern principal Bathroom.

To the first floor are two attractive double Bedrooms both benefiting from modern Ensuite Shower Rooms.

EXTERNALLY:

To the front is a vast Driveway and a detached Garage.

The large, secluded rear Garden enjoys a vast area of lawn with a selection of shrubs and trees along with a Patio and Garden Shed/Workshop.

COUNCIL TAX BAND: E

TENURE: FREEHOLD

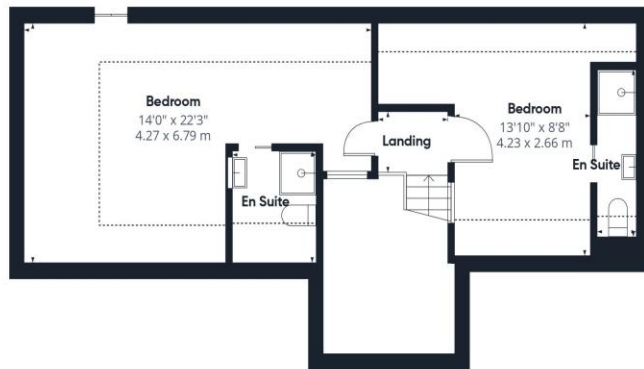


KEY POINTS

- Well presented throughout
- Large, gated Driveway + Garage
- Secluded, Southerly aspect Garden
- Impressive semi open plan Living
- Principal Bathroom + Two En Suites
- Superb forest location



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1888 ft²
175.4 m²

Reduced headroom

207 ft²
19.2 m²

(1) Excluding balconies and terraces

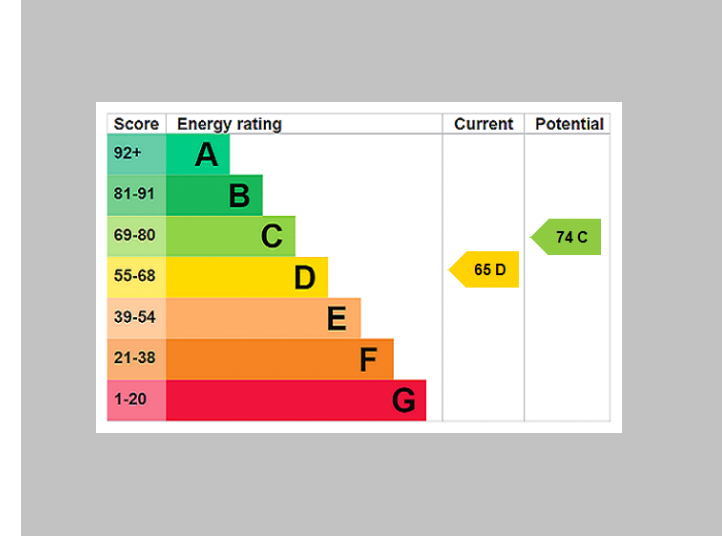
Reduced headroom
..... Below 5 ft/1.5 m

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

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