

April Cottage, West Road, Bransgore,
Christchurch, Dorset, BH23 8BQ

Asking Price **£675,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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NO CHAIN

A UNIQUE AND INDIVIDUAL CHALET STYLE RESIDENCE, CONSTRUCTED BY PENNY PARTHING CIRCA 1998, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION INCORPORATING TWO RECEPTIONS ROOMS AND FOUR GOOD SIZE BEDROOMS, SITUATED IN A HIGHLY REGARDED OLDER PART OF BRANGSGORE VILLAGE.

Constructed by local, award winning, Builders, Pennyfarthing Homes, circa 1998, this impressive individual home offers well proportioned flexible accommodation, which whilst well maintained does offer an opportunity for modernisation and personalisation.

The property is ideally located on a charming road in the most favoured, older part of Brangsgore village, only a short distance from an excellent range of amenities to include a good range of day to day shops, three Public Houses, a Doctors Surgery and a highly regarded Primary School, which is in turn a feeder for the most popular 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 only a short drive away.

INTERNALLY:

An attractive Entrance Hall enjoys a vaulted ceiling and offers a useful storage cupboard.

The Lounge enjoys a feature red brick fireplace, a door to large Conservatory which enjoys a pleasant outlook over the rear Garden and twin doors to the adjacent dual aspect Dining Room.

The large Kitchen/Dining Room enjoys a dual aspect and is fitted with a large selection of cupboard and drawer units. Further complemented by a separate Utility Room.

There is a spacious ground floor Bedroom with fitted wardrobes and an En Suite Shower Room.

The ground floor further offers a convenient Cloakroom.

To the first floor is an attractive galleried landing.

A spacious Master Bedroom Suite enjoys both a dressing area with a comprehensive selection of wardrobes and an En Suite Shower Room. There are two further double Bedrooms.

The spacious fully tiled Family Bathroom offers a matching white suite.

EXTERNALLY:

To the front is a brick paved Driveway leading to the Garage and adjacent Carport. There is access along both sides of the property.

The rear Garden which is laid primarily to lawn enjoys a good degree of seclusion.

COUNCIL BAND: F

TENURE: FREEHOLD



KEY POINTS

- No chain
- Highly regarded location
- Spacious Master suite
- Driveway, Garage & Carport
- Secluded Garden
- Bathroom & Two En Suites



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1906 ft²
177.1 m²

Reduced headroom

20 ft²
1.8 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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