

Laurel Cottage, Derritt Lane, Bransgore,  
Christchurch, Dorset, BH23 8AS

Asking Price **£675,000**

 3/4

Bedrooms

 2

Living

 1

Bathroom

 4+

Parking



EST  
1992

THE PROPERTY PROFESSIONALS  
Slades Estate Agents

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# CHARMING PERIOD COTTAGE

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A VERY PRETTY AND HIGHLY CHARMING 3/4 BEDROOM PERIOD COTTAGE, OCCUPYING AN ATTRACTIVE PLOT CIRCA 0.25 ACRES WITH A DELIGHTFUL GARDEN, A LARGE DRIVEWAY AND BEAUTIFUL RURAL VIEWS TO THE REAR, SITUATED IN A CONVENIENT SEMI RURAL LOCATION ON THE EDGE OF BRANSGORE VILLAGE.

Laurel Cottage is a most attractive, tastefully presented, 18th Century, part cobb, detached cottage offering many character features. The charming accommodation includes two Reception Rooms, 3 formal Bedrooms and a further Mezzanine style Bedroom, The property occupies an attractive plot abutting open fields to the rear providing attractive rural views, further complemented by a large rear Garden with an impressive walled timber Gazebo and Summerhouse along with a large Driveway.

This charming property is conveniently situated in a convenient semi rural position on the edge of Bransgore village. Bransgore village centre which offers an excellent range of day to day amenities, three Public Houses and a highly regarded Primary School, is within a short distance. The New Forest's pleasant country walks and villages are on hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is a short drive away.

#### INTERNALLY:

At the hub of the home, a charming Sitting Room features a chimney breast with wood burning stove and exposed wooden flooring.

A second Reception Room, ideal as a Living/Dining Room enjoys a feature beamed and vaulted ceiling and stairs to a mezzanine level which could be utilised as a fourth Bedroom.

The ground floor further offers a Bedroom with a feature cast iron fireplace which could also be ideal as an office or snug.

The Kitchen which enjoys a pleasant outlook over the rear Garden features wooden worksurfaces incorporating a 'Butler' style sink and ceiling racks for pots and pans. A lobby leads to the rear door where there is also a Larder cupboard.

A tasteful Bathroom offers a 3-piece suite incorporating a roll top bath.

To the first floor, the principal Bedroom is of a generous size with a built-in wardrobe and an attractive aspect to the front. Bedroom Two is a smaller double/large single room. There is also a convenient Cloakroom.

#### EXTERNALLY:

The property occupies an attractive 0.25 acre plot affording a rural outlook to the rear, with a large lawned Garden enjoying a fine selection of trees and shrubs. There is an impressive enclosed Gazebo, a Summer House and a Shed. To the rear of the Garden is a large gravelled Driveway.

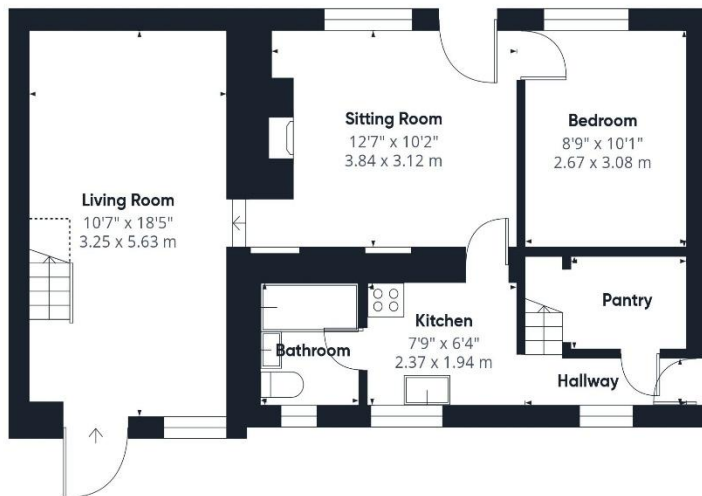
COUNCIL TAX BAND: E

TENURE: FREEHOLD



## KEY POINTS

- Attractive rural views to the rear
- Large attractive Garden
- Many charming features
- 3/4 Bedrooms
- Tastefully presented
- Large Driveway



Ground Floor



Floor 1

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

875 ft<sup>2</sup>

81.4 m<sup>2</sup>

**Reduced headroom**

24 ft<sup>2</sup>

2.2 m<sup>2</sup>

(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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