

18 Cuckoo Hill Way, Bransgore,  
Christchurch, Dorset, BH23 8LF

Asking Price **£400,000**



Bedrooms



Living



Bathroom



Parking/Garage



EST  
1992

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# NO CHAIN

AN ATTRACTIVE THREE BEDROOM SEMI DETACHED HOUSE PRESENTED IN EXCELLENT ORDER, FEATURING A SPACIOUS LOUNGE WITH AN OPEN FIRE, A KITCHEN/DINING ROOM, MODERN UTILITY ROOM, AN IMPRESSIVE SHOWER ROOM, A SOUTH-WESTERLY ASPECT REAR GARDEN WITH AN OFFICE, SITUATED IN A TUCKED AWAY VILLAGE LOCATION.

Set back from the road in a quiet and highly regarded village location is this well lovingly improved semi-detached chalet style house offering tastefully presented accommodation to include a Lounge with an open fire, a Kitchen/Dining Room, a modern Utility Room, 3 Bedrooms and a modern Shower Room. Further benefits include a recently replaced heating system, a South Westerly aspect rear Garden, an insulated outside Office and a Garage in a nearby block with an adjacent off-road parking space.

The property is pleasantly situated, set back from the road in a favoured village location, within a short stroll of the 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 highly popular Primary School which is a feeder for both the highly regarded Highcliffe and Ringwood Comprehensives. The New Forest National Park is close to hand whilst the charming harbour town of Christchurch and its neighbouring coastline is only a short drive away.

#### INTERNALLY:

A spacious Entrance Hall serves the ground floor whilst a turning staircase with a useful understairs storage cupboard leads to the first floor.

The Lounge enjoys an oversized window providing a pleasant outlook to the front and features a fireplace facilitating an open fire along with adjacent fitted storage units.

Enjoying both a pleasant outlook and access to the rear Garden, the good size Kitchen/Dining Room offers a comprehensive selection of 'Shaker' style cupboard and drawer units with a wood effect worksurface, there is a free-standing gas cooker and space for a selection of appliances along with ample space for a dining table and chairs.

The ground floor further offers a convenient recently fitted Utility Room with the addition of a W.C.

To the first floor, the spacious Master Bedroom enjoys a pleasant outlook to the front whilst Bedrooms Two and Three enjoy a pleasant outlook to the rear, Bedroom two is a small double/large single room whilst Bedroom three is a good size single room with a small built-in cupboard.

A recently updated Shower Room offers a tasteful suite incorporating a vanity unit and walk in shower.

#### EXTERNALLY:

There is a lawned front garden with a shrub border, a pathway leads to the front door and continues via a gate to the rear.

The South Westerly aspect rear Garden enjoys a paved patio and an area of artificial lawn with shrub. To one corner is an outside Office which is fully insulated and fitted with power and lighting.

Furthermore, there is a Garage in a nearby block with an adjacent allocated parking space.

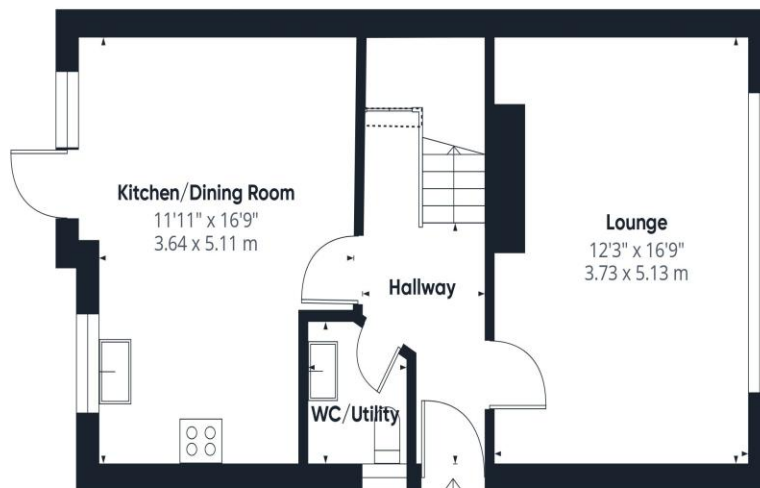
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TENURE: FREEHOLD

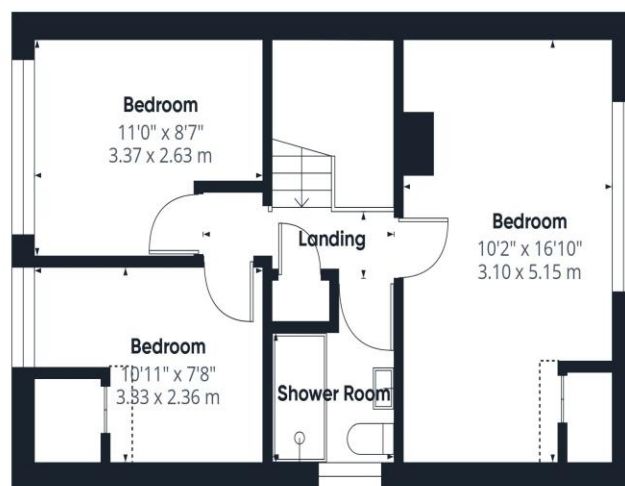


## KEY POINTS

- No chain
- South-Westerly Rear Garden
- Spacious Lounge with open fire
- Impressive, modern Shower Room
- Recently replaced central heating system
- Garage + allocated Parking + Garden Office



Ground Floor



Floor 1

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

913 ft<sup>2</sup>  
84.7 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terrace

Reduced headroom

Below 5 ft/1.5 m

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

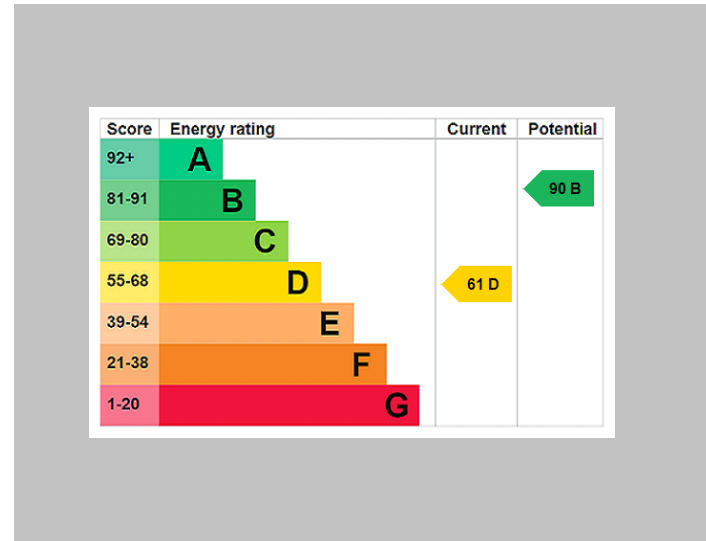
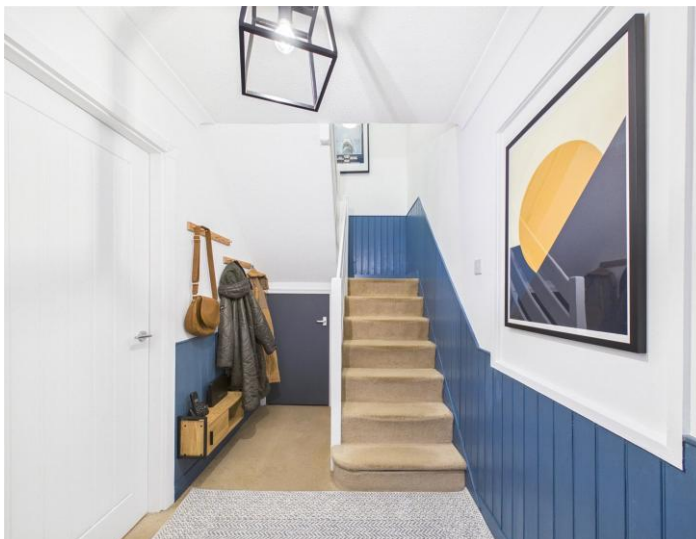
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