

91 Burley Road, Bransgore, Christchurch,  
Dorset, BH23 8BA

Asking Price **£725,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST  
1992

THE PROPERTY PROFESSIONALS  
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# INDIVIDUALLY DESIGNED.

A MOST IMPRESSIVE AND INDIVIDUAL 4 DOUBLE BEDROOM BUNGALOW FEATURING A STUNNING OPEN PLAN AND SPLIT-LEVEL KITCHEN/DINING/LIVING SPACE AND BENEFITTING FROM A LARGE GATED DRIVEWAY, A DELIGHTFUL REAR GARDEN AND A TRIPLE SIZED GARAGE/WORKSHOP

A most impressive, beautifully kept and tastefully presented bespoke bungalow offers flexible family orientated accommodation to include 4 double Bedrooms and features a superb open plan and split-level Living Area with a modern Kitchen and Bi fold doors to the Rear Garden. Further benefits include a modern family Bathroom, a separate Cloakroom and a Utility Room. Furthermore, the property occupies a large plot with excellent off-road parking facilities, a triple size Garage/Workshop and a delightful rear Garden.

The property enjoys an attractive position on the edge of Bransgore, an ever popular village enjoying a convenient, yet semi-rural life style offering a good selection of amenities to include a range of day to day shops, a Medical Centre, three charming Public Houses, a Village Hall and a popular Primary School, which in turn is a feeder school for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its pleasant country walks and villages is situated close to hand, whilst the beautiful harbourside town of Christchurch and its stunning neighbouring coastline is only a short drive away.

#### INTERIALLY:

A large Entrance Hall offers access to the boarded loft space and benefits from a large airing cupboard and further storage cupboard.

At the hub of the home is a most impressive split-level Kitchen/Dining/Living Room with a feature roof light, inset down lighters and under floor heating. An Oak and glass balustrade leads to a sunken Living area which enjoys a high-level window to the side and Bi fold doors to the rear. A white gloss fronted Kitchen offers a large range of cupboard and drawer units and a matching centre island which provides a breakfast bar area. Integrated appliances include a double oven and grill, an induction hob, a microwave, and a tall fridge/freezer.

To the rear of the property is a Utility Area with space and plumbing for a selection of appliances and a Cloakroom.

The property offers four good size double Bedrooms, the master benefits from a selection of fitted wardrobes and Bedroom two enjoys a dual aspect to the front and side, in our opinion this is a flexible room that would also make an ideal second sitting room or home office.

The fully tiled family Bathroom offers a modern matching white suite.

#### EXTERNALLY:

A timber gate provides access to a vast gravelled parking area, whilst a concrete driveway runs along the left-hand side.

Immediately abutting the rear of the property is a raised decking area with steps down to the enclosed and private rear Garden which is laid to a vast area of lawn with a paved patio and cedar decking area and a selection of shrubs and trees. Furthermore, there is a paved patio making an ideal Barbecue area and a timber garden shed.

The triple sized Garage/Workshop is accessed by a single up and over door to the front and has been sub divided to create a gym or office space.

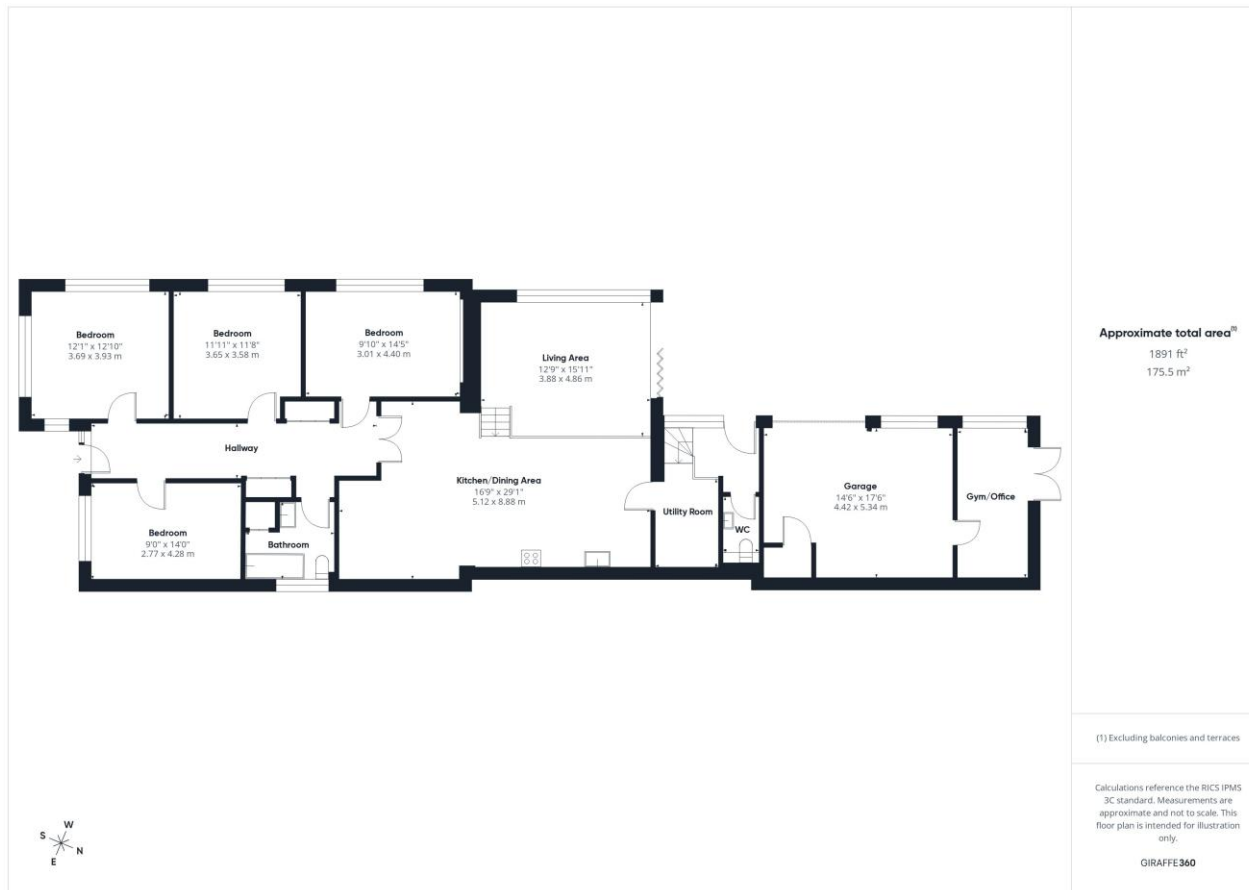
AGENTS NOTE: We are informed that the property is subject to an easement allowing access over the Driveway and Garden for occasional access for the purpose of maintenance to a pumping station at the rear of the property.

TENURE: FREEHOLD    COUNCIL TAX BAND: F



## KEY POINTS

- Individual & bespoke design
- Stunning open plan Living Area
- Four double Bedrooms
- Delightful rear Garden
- Triple Garage/Workshop
- Large gated Driveway

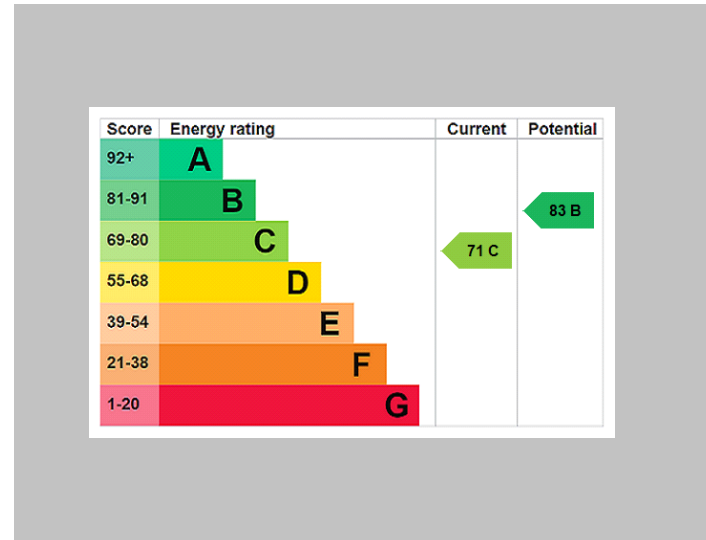


**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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