

94 Marryat Way, Bransgore, Christchurch,
Dorset, BH23 8FG

Asking Price **£775,000**



4

Bedrooms



2

Living



3

Bathroom/Ensuite



2/2

Parking/Garage



EST
1992

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STUNNING COUNTRYSIDE VIEWS

A DECEPTIVELY LARGE, MODERN AND IMPRESSIVE FOUR DOUBLE BEDROOM CHALET STYLE RESIDENCE WITH AN ATTRACTIVE RURAL OUTLOOK, A SOUTHERLY ASPECT REAR GARDEN AND DOUBLE GARAGE, SITUATED IN A HIGHLY REGARDED SEMI RURAL DEVELOPMENT, ABUTTING NEIGHBOURING COUNTRYSIDE WITH DELIGHTFUL WALKS.

This superb family orientated home, which was built to a very high standard approximately 8 years ago, offers beautifully presented accommodation to include an attractive lounge, a separate dining room and a spacious kitchen/dining room, four good size bedrooms with two en suites and an impressive family bathroom. Furthermore, the property, which benefits from the remainder of a 10 year NHBC Warranty, offers attractive rural views to the front, a driveway, a double garage and a southerly aspect rear Garden

Situated in a most desirable semi-rural modern development with attractive communal areas including a central green area, a children's play park, an allotment (available solely to residents at a small annual cost) and a SANG with gorgeous green space and wildlife, connecting to the Avon Valley footpath. Within a short stroll, Bransgore village centre offers selection of amenities to include a good range of day to day shops, a medical centre and three charming Public Houses, along with a popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its pleasant country walks and villages is close to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

INTERNALLY:

A spacious Entrance Hall, which is accessed via a composite front door, benefits from a useful storage cupboard and Amtico flooring.

The good size Lounge enjoys twin doors with adjacent side screens affording an excellent outlook over the southerly aspect rear garden. A separate Dining Room which could be utilised for various purposes, affords an attractive open outlook to the front.

The spacious and impressive Kitchen enjoys a pleasant open outlook across fields to the front of the property. A tasteful gloss fronted Kitchen offers a large selection of soft-close cupboard and drawer units complemented by Quartz style work tops and high quality integrated AEG appliances including an induction hob, fridge freezer, dishwasher and washer dryer.

A ground floor Master Bedroom enjoys a dual aspect with twin doors opening to the rear Garden and benefits from a large fitted wardrobe with sliding doors. An En Suite Bathroom offers a matching suite incorporating both a shower cubicle and a panelled bath.

The ground floor further offers a convenient Cloakroom.

The First Floor Landing benefits from access via a pull-down ladder to the loft space, an airing cupboard housing the mains pressurised water cylinder and an additional storage cupboard.

Bedroom Two is a good size double room, again affording an excellent outlook to the front, and benefiting from a walk-in wardrobe and an En Suite Shower Room.

Bedrooms Three and Four are both ample size double rooms.

The impressive, family Bathroom offers a modern matching white suite further complimented by Amtico flooring

EXTERNALLY:

There is a brick paved Driveway and access to the Detached double Garage which benefits from an electric door and an up-and-over door to the front, there is a pitched roof providing additional storage and power and lighting.

The attractive southerly aspect rear Garden enjoys a large paved Patio and an area of lawn with shrub borders.

AGENT'S NOTE: We understand that there is a Residents Association and approximately £200 per annum is payable for the upkeep of communal areas.

COUNCIL TAX BAND: F.
TENURE: FREEHOLD.



KEY POINTS

- Beautifully presented
- Four double Bedrooms
- Two Reception Rooms
- Stunning Kitchen
- Three Bath/En suite facilities
- Double Garage



Approximate total area⁽¹⁾

2157 ft²
200.2 m²

Reduced headroom

5 ft²
0.4 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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