

15 Burnt House Lane, Bransgore,
Christchurch, Dorset, BH23 8DD

Asking Price **£450,000**



4

Bedrooms



2

Living



3

Bathroom/Ensuite



4+

Parking



EST
1992

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A SUBSTANTIAL FAMILY HOME

A LARGE, EXTENDED, FOUR BEDROOM HOME WITH A TASTEFUL KITCHEN, LARGE CONSERVATORY, THREE BATH/SHOWER ROOMS, SUBSTANTIAL PARKING FACILITIES, A LARGE GARDEN, A SUBSTANTIAL GARDEN CHALET AND DIRECT WOODLAND ACCESS TO THE REAR, SITUATED ON THE EDGE OF BRANGSORE VILLAGE AND THE NEW FOREST NATIONAL PARK.

An extended, well presented semi detached house offering substantial accommodation to include a Sitting Room, Kitchen/Dining Room, large Conservatory, a ground floor Bedroom with En suite Bathroom, a further ground floor Bathroom and three first floor Bedrooms and a modern Shower Room. The property is situated on a village lane within walking distance of Brangsgore centre, and benefits from a large frontage providing substantial parking facilities, a large rear Garden with a substantial Garden Chalet and direct access onto private woodland at the rear.

Brangsgore offers a good range of day to day shopping facilities, a Medical Centres and a popular Primary School, 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 the charming Market Town of Ringwood, which both offer a more comprehensive range of shopping and entertainment facilities, are approximately 5 and 6 miles distant respectively.

INTERNALLY:

Situated to the front of the property is an attractive Sitting Room featuring a bay window and a fireplace facilitating a wood burning stove.

The extended Kitchen/Dining Room offers a good selection of units with a contrasting work surface extending a breakfast bar, there is a Range style oven and space for a selection of appliances along with ample space for a Dining table and chairs.

A large Conservatory benefits from a pitched roof and two sets of twin doors opening to the rear Garden.

A ground floor Bedroom enjoys a selection of fitted furniture and is further complemented by a modern En Suite Bathroom.

The ground floor further offers a convenient Cloakroom, a further Bathroom and a Utility Room.

To the first floor, is a spacious landing leading to three Bedrooms, two of which are good size double rooms and a modern Shower Room.

EXTERNALLY:

To the front, is an area of parking with gates to an enclosed Driveway, making an ideal storage area.

The large rear Garden offers a vast patio and an area of artificial lawn. To the far end is a substantial timber chalet and a gate providing direct access to woodland at the rear.

COUNCIL TAX BAND: C

TENURE: FREEHOLD



KEY POINTS

- Substantial Accommodation
- Modern Kitchen
- Large rear Garden
- Sizeable Garden Chalet
- Direct woodland access to the rear
- Excellent parking facilities



Approximate total area⁽¹⁾

1595 ft²
148.1 m²

Reduced headroom
34 ft²
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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

GIRAFFE360



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