

Lane End Farmhouse, Brick Lane,
Bransgore, Christchurch, Dorset, BH23

Asking Price **£850,000**



3

Bedrooms



3

Living



2

Bathroom/Ensuite



10+

Parking



EST
1992

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A RARE & DELIGHTFUL RURAL HOME

A BEAUTIFUL RECENTLY RENOVATED & EXTENDED, THREE BEDROOM CHALET STYLE FARMHOUSE WITH A FLEXIBLE LAYOUT INCORPORATING A SELF CONTAINED ANNEX, WITH LARGE PARKING FACILITIES AND ATTRACTIVE GARDENS IN A SECLUDED FOREST LOCATION SURROUNDED BY OPEN FIELDS OF WHICH THE PROPERTY AFFORDS BREATHTAKING VIEWS.

A rare opportunity to acquire a beautiful detached farmhouse which has been lovingly rebuilt, renovated, and extended by the current owners over the last decade, set in a truly special tucked away location in the heart of the forest, surrounded by rolling countryside of which most rooms enjoy a stunning outlook. This charming home offers flexible and versatile accommodation incorporating a self-contained Annex, ideal for multi-generational living, income potential, or alternatively, it could be easily reinstated as one main dwelling. Furthermore, the property occupies an attractive plot of approx. 2/3rds of an acre with a large Driveway, substantial parking facilities, attractive Gardens and a Stable block.

The property enjoys a delightful location at the end of a private lane, conveniently positioned within the Western fringe of The New Forest National Park. Within a short distance, Bransgore Village offers an excellent range of amenities, to include a good selection of day to day shops, a number of Public Houses and a most popular Primary School, which is in turn a feeder for the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park with its attractive walks and pleasant villages is immediately to hand, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline are approximately 5 miles distant.

INTERNALLY:

A spacious light and airy Living Room enjoys a delightful dual aspect and features a wood burning stove. The modern Kitchen offers a fine selection of gloss fronted units with a wooden work surface and is complemented by inset downlights and tiled flooring.

A further versatile room betwixt the Kitchen and Lounge via beautiful Oak bi-fold doors, which would make an ideal Dining or Sitting Room, enjoys a delightful outlook and twin doors opening to the Patio.

The ground floor also offers a spacious Utility Room and a W.C. A Lobby provides access to both the Annex and both the ground and first floors of the main residence.

To the first floor are two good size Bedrooms, Bedroom One enjoys a stunning view to the rear whilst Bedroom Two enjoys an outlook to the side and fitted Bedroom furniture.

The principle Bathroom enjoys a modern tasteful suite incorporating a bath with Shower fitment over.

The Annex provides exceptional flexibility and could easily be reinstated as part of the main residence. An open-plan Living/Kitchen area opens directly onto a private area Garden with views to the rear. A generously sized bedroom with an en-suite shower room makes this space perfectly self-contained.

EXTERNALLY:

A long Driveway leads to a substantial parking area with ample space for multiple vehicles. There is a large turning circle softened by mature shrubs and plants. Outbuildings include stables, a store, and an open log store.

A pretty picket gate and landscaped path with mature shrub borders leads to the front door. Beyond here is a section of Garden allocated to the Annex.

The principle Garden is delightful, offering various areas of lawn, an attractive Patio, shrub borders and a selection of Sheds.

Council Tax Band: E

Tenure: Freehold

Services: Mains Water and electricity

Heating: Gas Central Heating

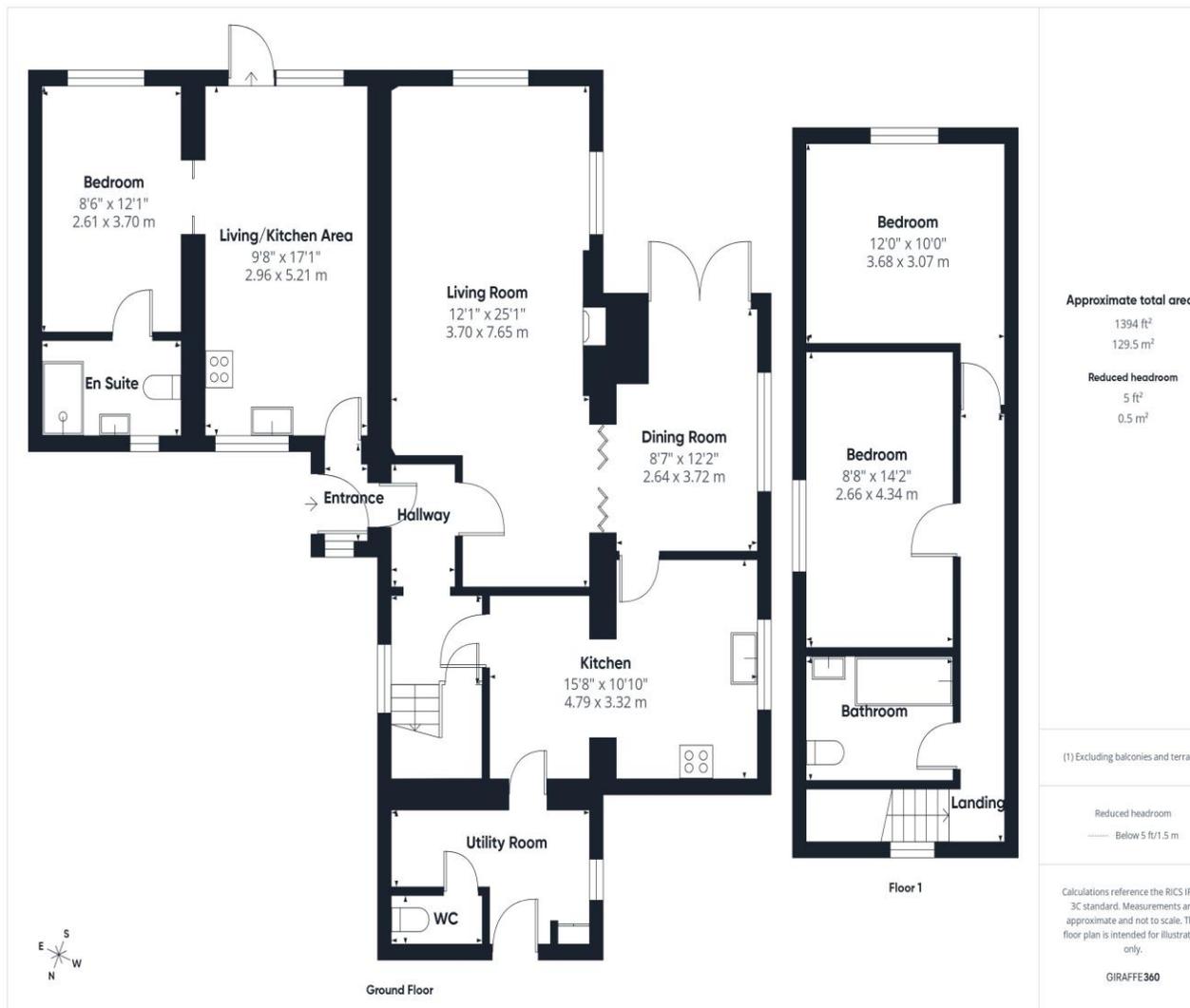
Private Drainage: Cesspit

Broadband: Superfast broadband with speeds of 1800 Mbps is available at the property (Ofcom)



KEY POINTS

- Secluded yet convenient forest location
- Beautiful rural views
- Home with income potential
- Beautifully presented
- Substantial parking facilities
- Attractive Gardens



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Slades - Bransgore The Corner House, Ringwood Road, Bransgore, Christchurch, BH23 8AA
 01425 673311 | sales@sladesbransgore.co.uk
 Website www.sladeshomes.co.uk

