

Oak Tree Cottage, School Lane, Thorney Hill, Bransgore, Christchurch, BH23 8DT

Asking Price **£625,000**



4

Bedrooms



2

Living



2

Bathrooms



4+ / 1

Parking/Garage



EST
1992

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RURAL CHALET RESIDENCE

SITUATED ON A PRIVATE COUNTRY LANE WITHIN A STONE'S THROW OF THE OPEN FOREST, IS THIS ATTRACTIVE 4 BEDROOM CHALET STYLE RESIDENCE OCCUPYING A GOOD SIZE PLOT WITH A GATED DRIVEWAY.

Oak Tree Cottage is a spacious Detached Chalet Style Bungalow and is ideally situated in a private lane. This charming home provides substantial accommodation comprising a Living Room with a Log Burner, a separate Dining Room, a good size Kitchen and four good size Bedrooms. Furthermore, the property occupies a good size plot with a gated driveway and space along the side of the property providing Off Road Parking. Further benefits include a large Garage/Workshop and a private westerly facing rear garden.

The property is ideally situated in a semi-rural, yet convenient, location within the Western fringe of The New Forest National Park, betwixt the villages of Bransgore and Burley, which both offer a comprehensive range of shops and amenities. The New Forest provides an excellent range of leisure pursuits, whilst the beautiful harbourside town of Christchurch and the charming Market Town of Ringwood are both approximately 5 miles distant.

INTERNALLY: The front door opens to a useful Entrance Porch, which leads to the spacious Entrance Hall providing access to all Ground Floor accommodation.

The dual aspect Sitting Room is to the rear of the property and enjoys an outlook over the Rear Garden, there is a log burner and two sets of twin opening doors providing external access. The Dining Room, which is accessed from the Lounge offers a window to the side and ample space for dining furniture. The Kitchen sits adjacent to the Sitting Room and has a selection of base and eye level units

The property offers two Ground Floor Bedrooms along with a Ground Floor Bathroom and a separate Cloakroom.

Bedroom two is a spacious room with a window to the side and a feature bay window to the front. Bedroom Four is a smaller double room. The Ground Floor Bathroom is fitted with a panelled bath with shower fittings over, and a wash hand basin set into a vanity unit with cupboard storage under.

The airy First Floor Landing benefits from a 'Velux' window to the side and provides access to both Bedroom One and Bedroom Three. Bedroom One is an exceptionally large room benefiting from 'Velux' windows to both sides and access to eaves storage space. Bedroom Three is a smaller double room with access to eaves storage space.

The First Floor Shower Room is fitted with a shower cubicle, W.C. and pedestal wash hand basin.

EXTERNALLY: To the front of the property a timber 5-bar gate provides access to a gravel driveway providing Off Road Parking. The surrounding front garden is laid to lawn with shrubs borders. The Detached Garage/Workshop is fitted with both power and lighting and makes for a versatile space.

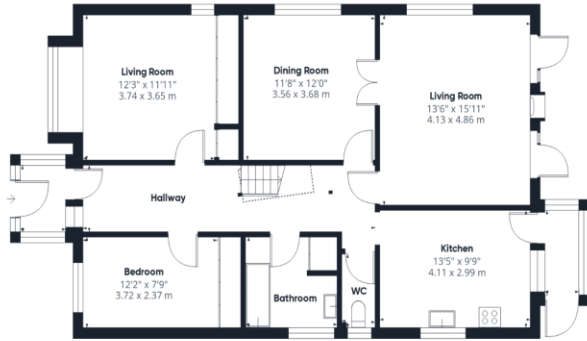
The good size Rear Garden enjoys a Westerly aspect and extends along the side of the property, it is laid primarily to lawn with a Patio abutting the rear of the property.

COUNCIL TAX BAND: E
TENURE: FREEHOLD

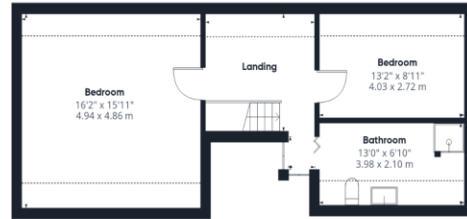


KEY POINTS

- Good size rear Garden
- Garage/Workshop
- Rural Location
- Four Bedrooms
- Private Lane
- Character Features



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1928 ft²
179.3 m²

Reduced headroom

139 ft²
12.9 m²

(1) Excluding balconies and terraces

Reduced headroom

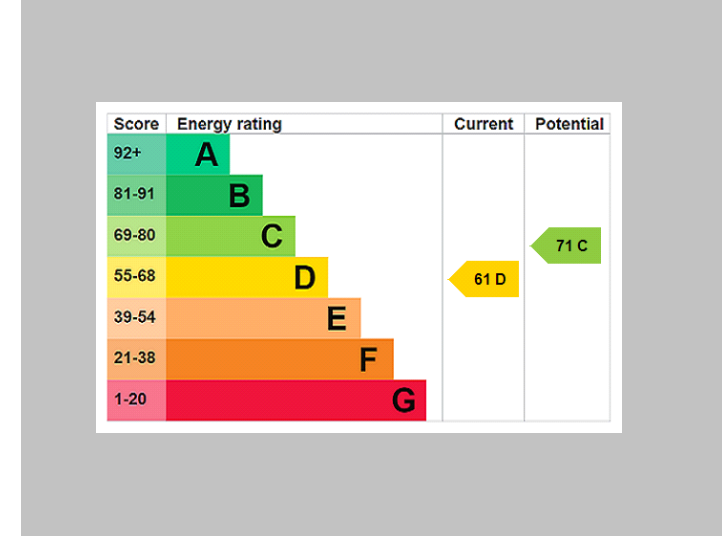
..... Below 5 ft/1.5 m

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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