

28 Pear Tree Close, Bransgore,
Christchurch, Dorset, BH23 8NH

Asking Price **£590,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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A DELIGHTFUL GARDEN

***OFFERED WITH NO FORWARD CHAIN* A SPACIOUS AND WELL PRESENTED FOUR DOUBLE BEDROOM FAMILY HOME UPON A SUBSTANTIAL PLOT WITH A VAST DRIVEWAY AND EXCEPTIONALLY LARGE REAR GARDEN, TUCKED AWAY IN A QUIET VILLAGE LOCATION WITHIN EXCELLENT SCHOOL CATCHMENTS**

An attractive detached property offering well presented accommodation to include a Living Room, a Kitchen/Dining Room, a large Utility Room, Cloakroom, four double Bedrooms, an En Suite to the Master and a principle Bathroom. The property occupies a delightful plot with a large gravelled Driveway, a Garage and an exceptionally large rear Garden extending to the rear and side of the property.

The property enjoys a tucked away position with a gate to the rear opening to an easy stroll to the village recreation ground. Within a short distance, the village centre offers an excellent range of amenities to include a good selection of day to day shops, a Doctors Surgery, a number of Public Houses and a most popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the charming harbourside town of Christchurch and its neighbouring coastline is a short drive away.

INTERNALLY:

An Entrance Hall opens to a spacious L-shaped Living Room with a fireplace and twins doors opening pleasantly to the rear Garden. Folding doors lead to the dual aspect Kitchen/Dining Room with a stable door to the side and twin doors to the rear allowing this room to open pleasantly into the Gardens, it is fitted with a selection of units and offers space for a selection of appliances.

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

To the first floor is a light and airy Landing. The property offers four Double Bedroom with Bedrooms One and Two both enjoying fitted Wardrobes.

The Master Bedroom further benefits from a fully tiled En Suite Shower Room. There is also a fully tiled principle Bathroom.

EXTERNALLY:

A vast gravel Driveway provides substantial parking facilities. The Garage is fitted with power and lighting.

To the front is a lawned Garden with a selection of shrubs and an adjacent Driveway.

The Garage is accessed via an up-and-over door and is fitted with power and lighting.

The rear Garden offers vast areas of lawn to both the rear and side with a selection of shrubs and trees, two Patios about the rear of the property whilst there is a further patio to the far corner making for ideal seating areas.

COUNCIL TAX BAND: E
TENURE: FREEHOLD



KEY POINTS

- No chain
- Extensive parking facilities
- Delightfully large Garden
- Four double Bedrooms + En Suite
- Kitchen/Dining Room + Utility Room
- Excellent school catchments



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1204 ft²
111.9 m²

Reduced headroom

8 ft²
0.8 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.

GIRAFFE 360



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