

43 Stibbs Way

Bransgore, Christchurch, BH23 8HG

SPENCERS
NEW FOREST







Situated in a delightful village location, within walking distance from the local amenities and moments away from the New Forest, lies this wonderful four-bedroom family home

The Property

Entering into the property into the welcoming entrance hall which hosts the stairs leading to the first floor, understairs storage cupboard and provides access to the downstairs cloakroom, featuring a low-level WC and hand wash basin. Directly to the left lies the sitting room which features a working log burner and has an abundance of natural light through a large bay window. From here double doors lead into the modern and spacious kitchen/dining room which features sliding glass doors to the terraced and rear garden beyond. The kitchen is fully fitted with high and low-level storage units, gas hob with over head extractor fan, oven and breakfast bar. Leading into the utility room which has additional storage units, built in sink and a door providing access to the rear garden. Further to this is a laundry room which has space and pluming for kitchen appliances and houses the sauna.

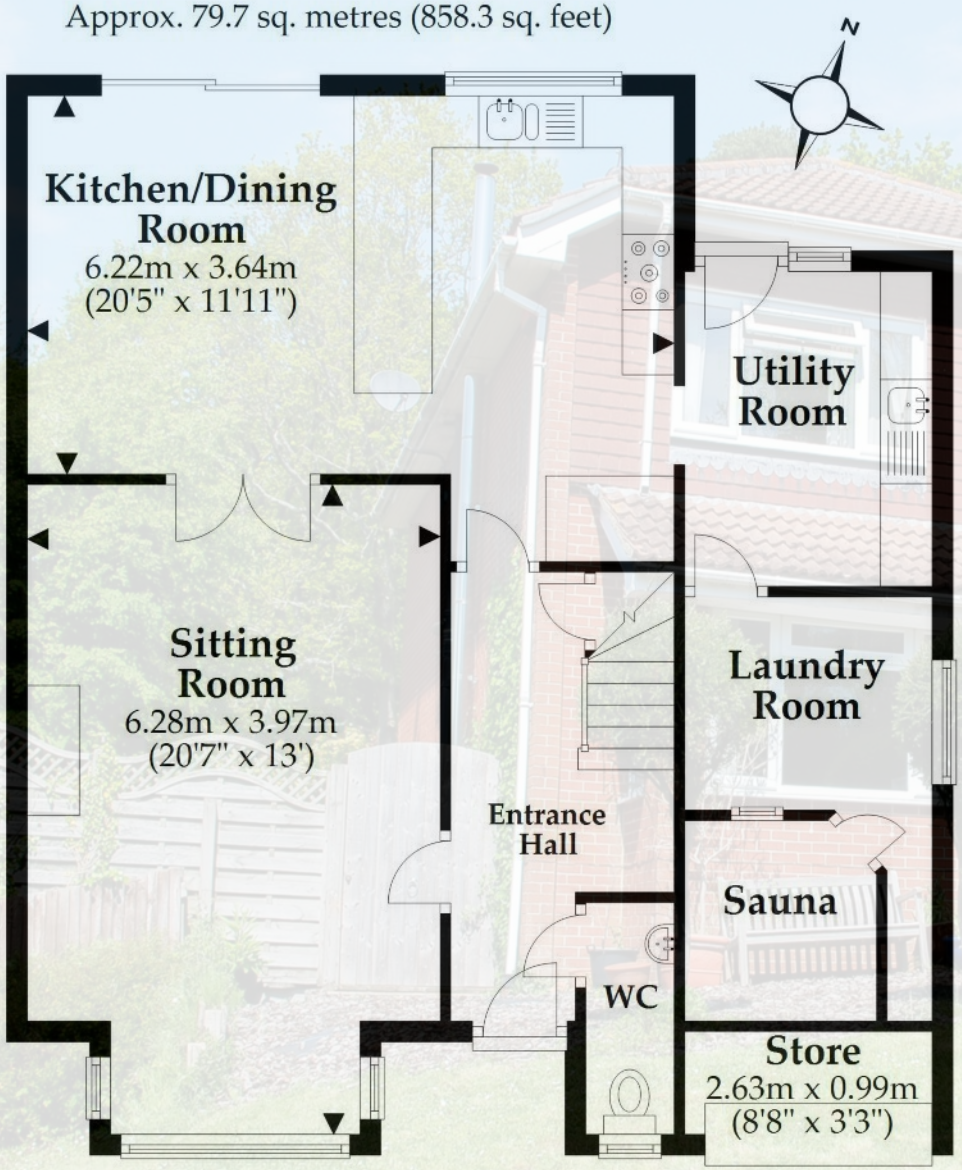
To the first floor is four good sized bedrooms, with bedrooms two and four having single aspect views over the rear garden and bedrooms one and three having views over the front aspect of the property. Bedroom one also benefits from an ensuite shower room featuring shower cubical, low-level WC and hand wash basin. Further to this level is the family bathroom comprising a fitted bath with overhead shower, hand basin and low-level WC.

OIEO £600,000

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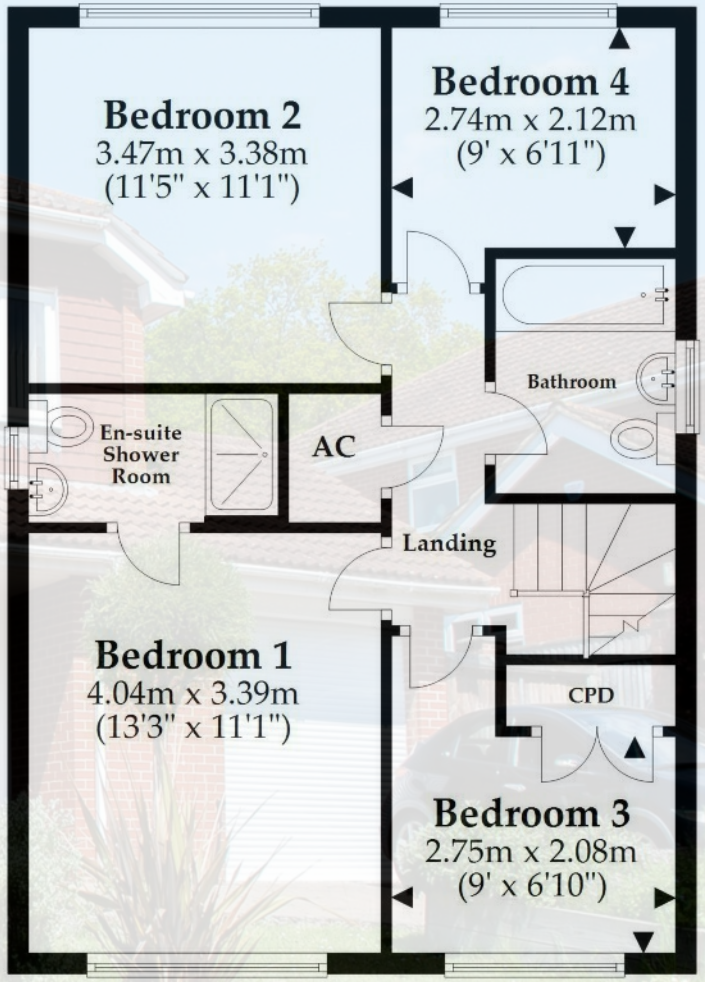
Ground Floor

Approx. 79.7 sq. metres (858.3 sq. feet)



First Floor

Approx. 55.6 sq. metres (598.2 sq. feet)



Total area: approx. 135.3 sq. metres (1456.6 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood

LJT SURVEYING











This modern property is immaculately presented throughout and further benefits from off road parking and a good-sized rear garden

Grounds & Gardens

Leading to the property is a paved driveway which provides off street parking for numerous cars and sweeps around the side of the property through a timber gate. The front garden also features a lawned area interspersed with mature shrubs and plant beds.

The rear garden is prominently laid to lawn with a terraced area abutting the property and features a wonderful decking area which lies around the side of the property providing the perfect place for al fresco dining. To the rear of the garden is a raised area which houses the large garden shed.

Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue along Burley Road and turn right onto Burnt House Lane. Proceed along the road for a short distance and take the first left hand turn onto Stibbs Way. Follow the road along and the property will be found shortly on the right.





The Situation

The property is located close to the village centre which offers a variety of shops including a post office and large convenience store. The wider area has much to offer to the modern family. The New Forest National Park is just a short drive away, with the stunning Dorset and Hampshire coastline approximately five miles south. Places of interest include Christchurch Harbour, Highcliffe Castle, and historic Christchurch Priory and ruins. There are opportunities for water sports and equestrian activities, and a variety of golf courses in stunning coastal and forest settings. The area offers a range of family attractions for days out. The nearest mainline train station is Christchurch (approximately 4.8 miles away), which runs to Waterloo in approximately two hours. There are airports at Bournemouth and Southampton, offering both domestic and international flights.

Services

Energy Performance Rating: C Current: 74 Potential: 85
Council Tax Band: E
Tenure: Freehold

Mains services connected

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.











The Local Area

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Property Video Tour

Please scan qr code to watch video tour



For more information or to arrange a viewing please contact us:

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