

# 1 Cranwell Close

*Bransgore, Christchurch, BH23 8HY*

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NEW FOREST









# 1 CRANWELL CLOSE

## BRANSGORE

*An attractive well-presented Georgian style end of terrace home with a lovely south facing garden. This wonderful home offers larger than the average living space and is situated within easy reach of the High Street with its array of amenities.*

*£430,000*

3 3 1


















## The Property

You enter the property immediately into a welcoming hallway where you can find access to all downstairs accommodation and the stairs leading to the first-floor accommodation.

A door from the hallway leads you into the spacious, bright and airy sitting room with bay window. Double doors from the sitting room take you through into the dining room which in turn provides access through a further set of French doors into a lovely conservatory that overlooks the garden. A singe door from the dining room and hallway connect you to the kitchen which is laid with both low level and eye level units with inbuilt oven, induction hob and space for Fridge/freezer and washer/drier. A further single door from the kitchen gives access to the garden.

Carpeted stairs from the hallway lead you to the first-floor landing where the bedroom accommodation can be found. There are three bright and airy double bedrooms all offering inbuilt wardrobes and all serviced by a three-piece bathroom.

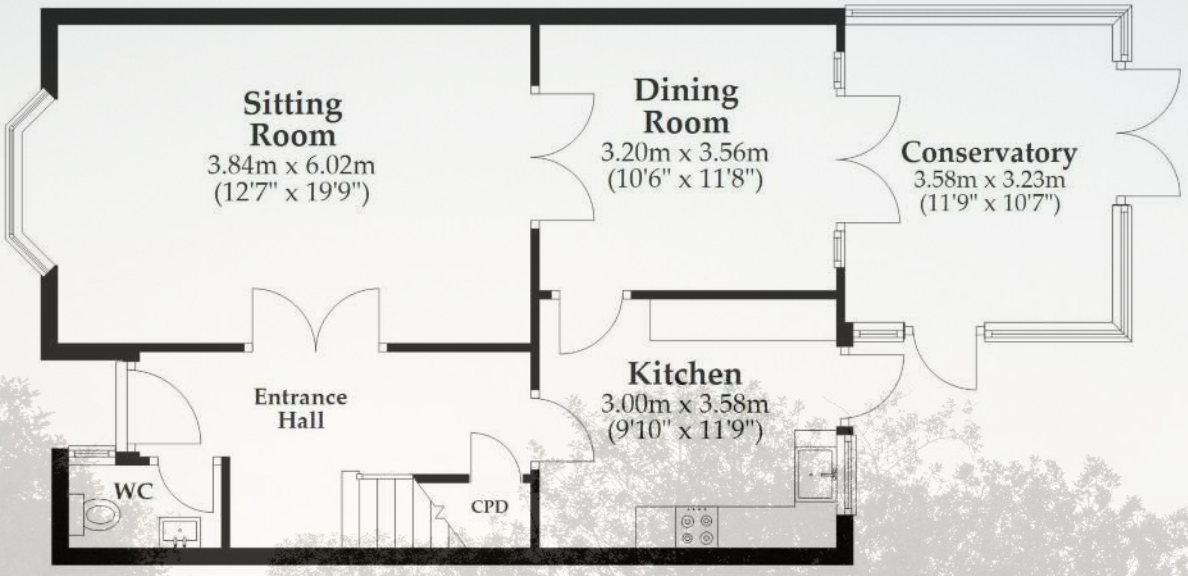
## Property Video Tour

Please scan to watch our property video tour

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

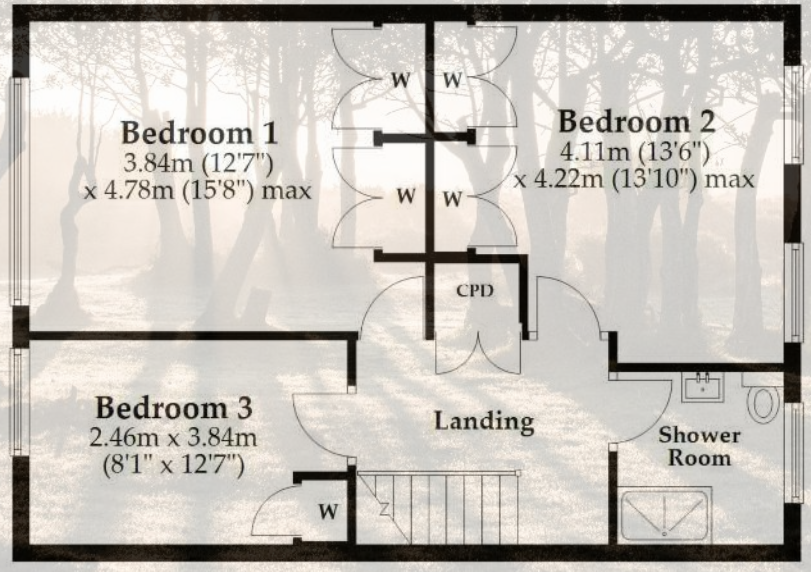
# Ground Floor

Approx. 69.1 sq. metres (743.6 sq. feet)




# First Floor

Approx. 59.3 sq. metres (638.6 sq. feet)




Total area: approx. 128.4 sq. metres (1382.2 sq. feet)

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

LJT Surveying





## Grounds & Gardens

A patio pathway leads through the open front garden to the main front door with a small array of planting and shrubbs to the front of the property. The rear garden is primarily laid with patio and is flanked by plant bedding, with small hedging and secured fence surround with rear gate entrance. Further benefits include a garage within close proximity.

## Additional Information

Tenure: Freehold
Council Tax Band: D
Energy performance rating: D  Current: 62 D  Potential: 86 B

Services: All mains connected
Heating: Gas central heating (Combi boiler)
Property Type: Semi-detached
Parking: Single garage and communal off road parking

Broadband: Superfast broadband with speeds of 76 Mbps is available at the property (Ofcom)

## Agents Note

Please note we have been informed by the owner that there is a maintenance charge in the region of £850 per financial year for this property





## Directions

From our office in Burley, proceed along Pound Lane, across the forest and into Bransgore village. Continue along this road until you reach the turning for Cranwell Close on your right hand side before the crossroads. The property will be found on your left at the beginning of the close.



## Situation

The village of Bransgore lies on the edge of the New Forest, within easy reach by car of popular beaches and the towns of Christchurch and Bournemouth. The village boasts a well-regarded primary school, sports field and children's playground, as well as many woodland walks nearby. The nearby picturesque village of Burley boasts a range of boutique shops, restaurants, a dispensing GP surgery and two public houses. Burley also enjoys an active village community with a village hall, cricket club and a popular 9 hole golf course. There is also a farm shop in the nearby village of Bashley, as well as several award winning hotels and restaurants within close proximity.





## Important Notice

By prior appointment only with the vendors 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.



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

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