

Flinders

Lyndhurst Road, Bransgore, Christchurch, BH23 8JY

SPENCERS
NEW FOREST













A truly beautiful cottage refurbished to an extremely high standard enjoying stunning uninterrupted views over fields to the rear

The Property

Entering through a covered porchway, an impressive solid wood door leads into a welcoming kitchen/diner. This cleverly designed space blends contemporary living with its characterful surroundings and now offers a comprehensively fitted kitchen ideal for modern day living. The striking original AGA is complemented by an induction hob, integrated oven, microwave, dishwasher, wine cooler, walk in pantry as well as ample cupboard space. Space to the rear of the room houses a large dining room table where views over the garden are enjoyed. An internal door into the garage provides access to the utility area where there's further cupboard space, sink, space for another fridge/freezer and plumbing for a washing machine and tumble drier as well as a roof ladder for further storage.

Passing the stairs, a versatile area currently used as a hallway with feature fireplace leads through into the principal reception room. This large, double aspect sitting room with bay window benefits from a Clearview log burner ideal for the colder months whilst a patio door offers rear access for the warmer summer days. At the end of the room, steps lead up into a generous sized room (bedroom 3) with patio doors leading out to the terrace and an en-suite to the side comprising WC, sink and shower. The ground floor is completed by another adaptable room that's currently used as a study but could easily be the fourth bedroom benefiting from the adjacent en-suite shower room.

Stairs ascend to the first floor where an impressive triple aspect master suite benefits from stunning views across neighbouring fields. This principal bedroom is comprehensively fitted with floor to ceiling built in wardrobes creating a dressing area to the end of the room and a stylish en-suite with shower, WC and sink. The first floor is completed by a generous sized second bedroom with built in wardrobes (one housing the boiler) and a family bathroom with panelled bath, WC, sink and further storage cupboards.

£899,950

3 4 4













The property offers light and spacious accommodation, as well as a lovely westerly garden, garage, car port and outbuilding

The Property Continued…

Works undertaken during the program of refurbishment:

- New plumbing, central heating and electrics throughout.
- New water tanks
- Insulation brought up to date in all voids and walls (where not cob)
- New boiler, oil tank and pipes.
- New carpets
- Fully functioning alarm system
- New kitchen and bathrooms
- New French drainage system
- New chimneys and liners
- Professionally designed landscaped garden and converted "piggery" into home office

Grounds & Gardens

The property offers ample parking facilities including a car port and double garage. To the side, a picket fence with gate provides leads to the front door whilst a "gravel effect" resin continues around the property leading to the west facing terrace and garden beyond.

The front lawn is planted with mature shrubs and trees and leads to the main garden area which has been professionally landscaped to include some planted borders surrounding the lawn and a summer house with recently replaced roof. A "secret" garden is found towards the far end leading to an orchard area with mature fruit trees, raised vegetable beds, large log and compost store as well as a second entrance/exit providing further parking if necessary.

The garden continues to wrap around the property where access is gained to the converted piggery. This enclosed terrace with balustrade surround provides an ideal home office or Air BnB potential. To the rear of the building is a further storage area ideal for tools and gardening equipment. The property enjoys stunning, uninterrupted views across adjoining farmland and sits in grounds extending to approximately 0.4 acre.





Total area: approx. 207.1 sq. metres (2229.2 sq. feet)

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

LJT Surveying

Viewing

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.





The Situation

The property is located in a most desirable location in the semi-rural hamlet of Godwinscroft in the New Forest National Park. The nearby village of Bransgore offers a range of amenities including a post office, supermarket, and a number of local shops, including a bakery and butcher. The local primary school is very well regarded. The wider area has much to offer 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 Mudeford Quay. There are opportunities for watersports and equestrian activities, and a variety of golf courses in stunning coastal and rural settings. The area offers a range of family attractions for days out. The nearest train station is Hinton Admiral (approximately 1.5 miles away), which runs to Waterloo in approximately two hours. There are airports at Bournemouth and Southampton, offering both domestic and international flights.

Services

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: D Current: 62 Potential: 77

Services: Mains water and electric
Heating: Electric
Drainage: Septic tank (sole use recently fitted)

Flood Risk: Very low
Parking: Private driveway and garage

Broadband: FFTP - Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.











The Parish encompasses peaceful rural hamlets of country houses and thatched cottages and yet is within easy reach of Dorset's sandy beaches…

The Local Area

Bransgore is a bit of a secret. This village in the south western corner of the New Forest has a good selection of facilities, strong community, and easy access to Dorset's sandy beaches. The parish also encompasses the adjacent village of Thorney Hill and a few charming, peaceful rural hamlets of country houses and thatched cottages, including Neacroft, Godwinscroft and Waterditch. In the centre of Bransgore is a convenient parade of useful shops (such as a bakery, cafe and Co-op) as well as a medical centre. There's a well-used village hall with a sizeable recreation ground, supporting a number of clubs and activities, and a clutch of popular local dining inns including The Carpenter Arms, The Three Tuns and The Crown. There are a number of excellent schools in the area. These include: Ballard School and Durlston Court Preparatory in New Milton, Walhampton School in Lymington and King Edward VI Southampton. The public schools of Canford and Bryanston are within an hour's drive. Property includes modern family homes on leafy roads, thatched cottages and Victorian and Edwardian country houses. As for travelling there is a mainline station a mile or so away at Hinton Admiral plus access to the A31 at Picket Post.

Directions

From the centre of Bransgore, proceed towards The Crown pub, and go straight over the crossroad to remain on Ringwood Road. Continue along Ringwood Road out of the village, and then take the second right onto Lyndhurst Road, where the property can be found almost immediately after on your right hand side.



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

The Cross, Burley, Hampshire, BH24 4AB
T: 01425 404 088 **E:** burley@spencersnewforest.com

www.spencersnewforest.com