

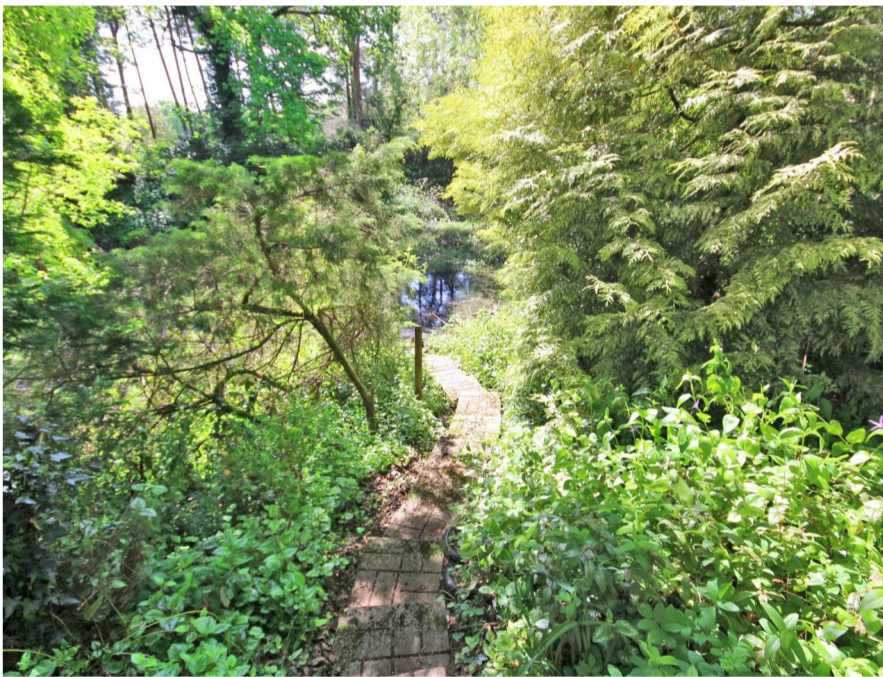
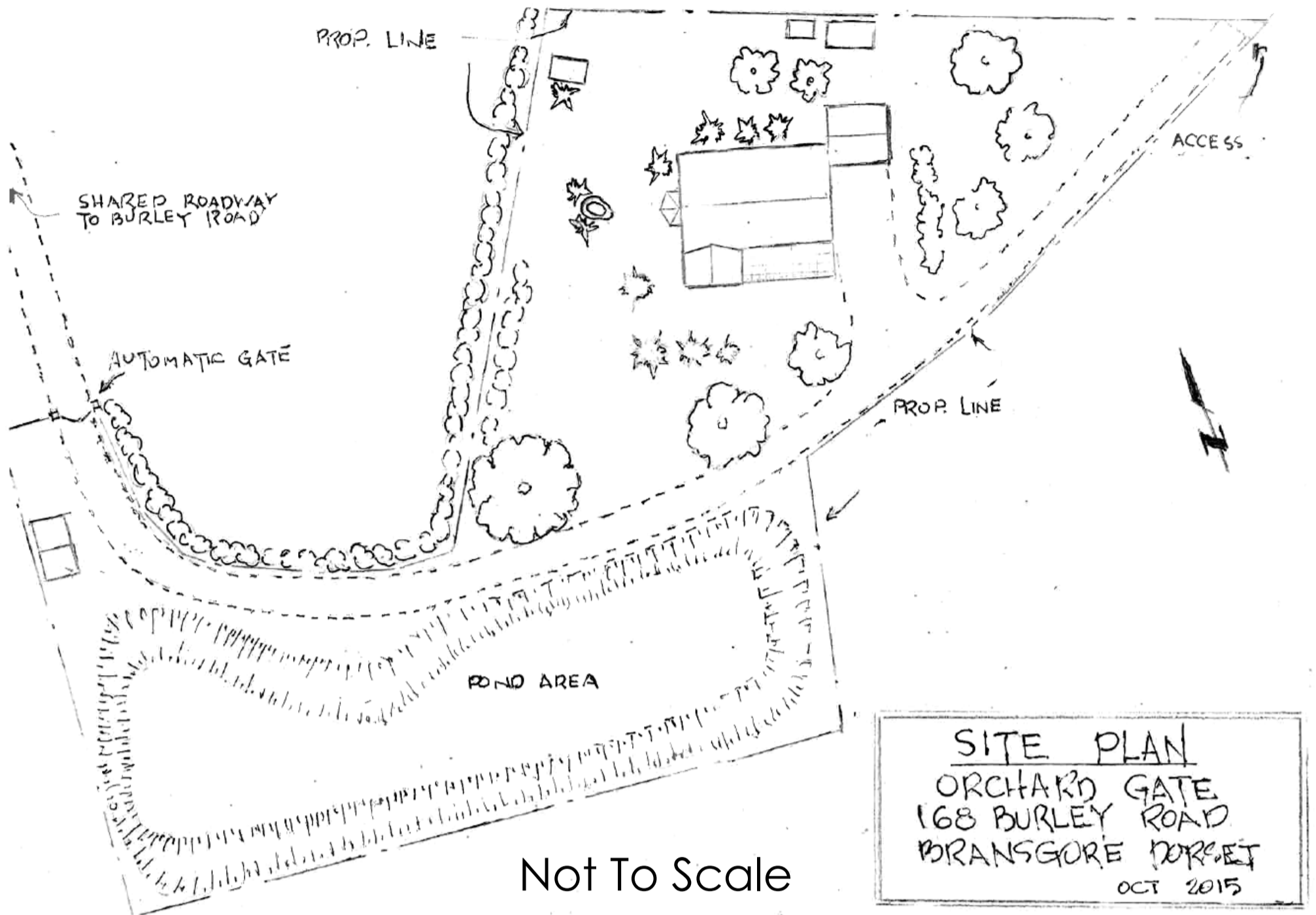


HAYWARD FOX
PRICE: £750,000

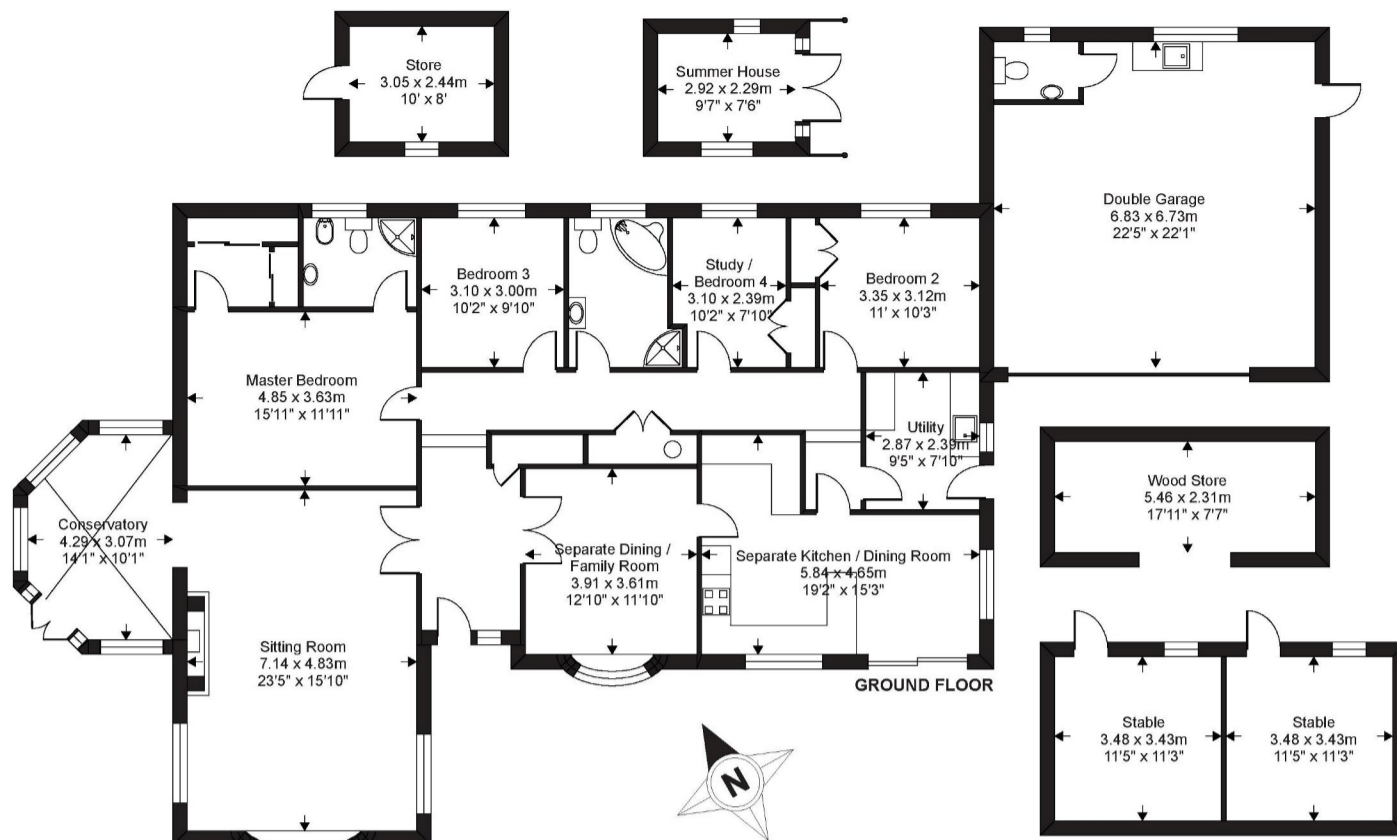
BURLEY ROAD, BRANSGORE, HAMPSHIRE, BH23



www.haywardfox.co.uk



APPROX. GROSS INTERNAL FLOOR AREA 1979 SQ FT 183.8 SQ METRES
 OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 913 SQ FT 84.8 SQ METRES (INCLUDING GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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BURLEY ROAD, BRANSGORE, HAMPSHIRE, BH23



A SUBSTANTIAL FOUR BEDROOM SINGLE STOREY PROPERTY IN SECLUDED GROUNDS OF APPROX 1.8 ACRES, WITH DOUBLE GARAGE AND OUTBUILDINGS. ADJOINING THE NEW FOREST NATIONAL PARK THE PROPERTY IS SITUATED WITHIN APPROXIMATELY 3/4 OF AN MILE FROM THE VILLAGE CENTER AND ITS MANY AMENITIES.

RECEPTION HALL, SITTING ROOM, CONSERVATORY, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, MASTER SUITE WITH SHOWER & DRESSING ROOM, THREE FURTHER BEDROOMS, FAMILY BATHROOM, DOUBLE GARAGE, AMPLE PARKING WITH SPACE FOR BOAT/CARAVAN, APROX. 1.8 ACRES OF MATURE AND ESTABLISHED GARDEN

Appointments must be made via the Vendors Agents **Hayward Fox**

BURLEY ROAD, BRANSGORE, HAMPSHIRE, BH23

ACCOMMODATION IN DETAIL

Porch

Timber front door and glazed side screen to:

Entrance Hall

Radiator, walk in cupboard, step up to:

Inner Hall

Radiator, access to loft, thermostat, double airing cupboard housing hot water cylinder.

From Hall

Double opening glazed doors leading to:

Sitting Room

23'5" x 15'10" (7.14m x 4.83m)

Triple aspect room, bow window to the front. Minster fire place with open grate, quarry tiled hearth & marble mantel. Two double radiators. Open way to:

Conservatory

14'11" x 10'1" (4.55m x 3.07m)

Double doors to garden, tiled floor, radiator.

Dining Room

12'10" x 11'10" (3.91m x 3.61m)

Bow window, double radiator, multi panel glazed door to:

From the Hall

Double opening glazed doors to:

Kitchen/Breakfast Room

19'2" x 15'3" (5.84m x 4.65m)

Range of light oak style units with work surfaces to three sides. One and a half bowl sink with mixer tap over, base cupboards and drawers, space for dishwasher, inset four burner gas hob, a concealed canopy over. Unit housing double oven. Corner work surface with cupboards below, space for fridge, tray recess, range of wall cupboards.

Double aspect, sliding patio doors to garden. Space for breakfast table, tiled floor, tiled splashback, multi panel glazed door to:

Utility Room

9'5" x 7'10" (2.87m x 2.39m)

Tiled floor, work surfaces to two walls with cupboards under, inset sink unit, space and plumbing for washing machine, space for double upright freezer. Wall cupboards, radiator, Worcester gas fired boiler and programmer, door to garden.

From the Inner Hall:

Bedroom One

15'11" x 11'11" (4.85m x 3.63m)

Double radiator

Dressing Room

Two double wardrobe cupboards, one with mirrored door.

En-suite Shower

White suite comprising corner shower cubicle, with Triton shower; w.c., bidet. Radiator & wash hand basin. (Tiled floor, part tiled walls.) Obscure glazed window.

Bedroom Two

11' x 10'3" (3.35m x 3.12m)

Double radiator, built in double wardrobe.

Bedroom Three

10'2" x 9'10" (3.1m x 3m)

Double cupboard, radiator.

Bedroom Four

10'2" x 7'10" (3.1m x 2.39m)

Radiator, double cupboards.

Bathroom

White suite with corner bath with mixer tap and hand shower; shower cubicle with thermostatic power shower & vanity unit with inset white basin & cupboard below. Radiator, tiled floor, part tiled walls, obscure glazed window, shaver point.

Outside

The property is approached via electric double gates over a gravel driveway leading to the property, with parking and turning area.

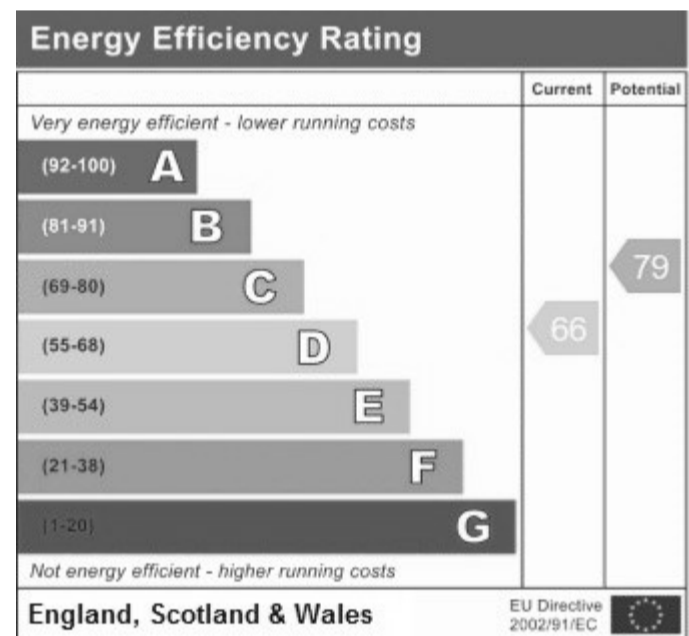
Double Garage

22'5" x 22'1" (6.83m x 6.73m)

Up and over door, electric and power, fitted work bench, w.c. window to rear, personal door to side.

The grounds extend to circa 1.8 acres, laid mainly to shaped areas of lawn surrounding the property with various inset fruit trees, shrubs and ornamental pond. **Timber Garden Chalet**. Paved patio to the front of the property, **Timber Mower/Garden Store, Open Fronted Wood Shed**. Steps down to pond/water garden. The remainder of the grounds are attractively laid to natural woodland with mature trees, shrubs, rhododendrons. **Two Timber Loose Boxes**.

<http://www.new-forest-national-park.com/new-forest-national-park-map.html>



Notes: The adjoining property Brompton Gate, has the right of access if required over the drive to the rear of their property.

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.