



SIKA RISE, BRANSGORE, BH23 8FA

Offers over £575,000





**\*\* Vendor Suited \*\***

A spacious, modern, four-bedroom detached home, crafted to a high standard by esteemed local builders just under five years ago. The property offers 1506 sq ft (140 m<sup>2</sup>) of living accommodation and is nestled in a peaceful cul-de-sac in Bransgore, only a five-minute drive from the picturesque New Forest.

**Ground Floor:**

Upon entering, you're welcomed into a spacious hallway with stairs leading to the first floor. The generous sitting room, bathed in natural light from its triple-aspect windows, features French doors opening onto a delightful terrace. The kitchen/breakfast room boasts a 'Leicht' German kitchen with sleek granite work surfaces and high-quality integrated appliances, including an oven, hob, microwave, and dishwasher. Another set of French doors provides seamless access to the rear garden. The Utility Room offers additional storage and laundry facilities and connects to a ground floor shower room with a double shower. It also has a door leading to the rear garden. The entire ground floor benefits from underfloor heating, with individual controls in each room for optimal comfort.

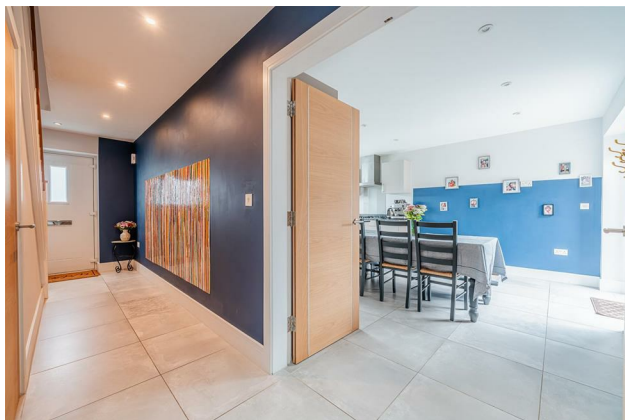
**First Floor:**

The Principal Bedroom features dual-aspect views and an ensuite shower room. Two further double bedrooms and a generous single bedroom provide ample space for family or guests. These rooms are served by a family bathroom, which includes a clawfoot roll-top bath with a traditional mixer tap and shower attachment, recessed lighting around the base of the bath all creating an inviting space for relaxation.

**Outside:**

The enclosed rear garden is mainly laid to lawn and includes a paved terrace, perfect for outdoor entertaining, with a pathway leading to the rear gate access. Beyond the gate, there is a carport and ample parking space provided by the driveway.

**Council Tax Band: E Tenure: Freehold EPC Rating: B**





- 4 Bedroom Detached House
- Fantastic Location
- High Specification Finish
- Superb Kitchen /Dining room
- Large Triple Aspect Sitting Room
- Three Bath / Shower rooms
- Car Port and Parking
- Built in 2019
- Remainder of 10 year New Home Warranty
- Council Tax Band E



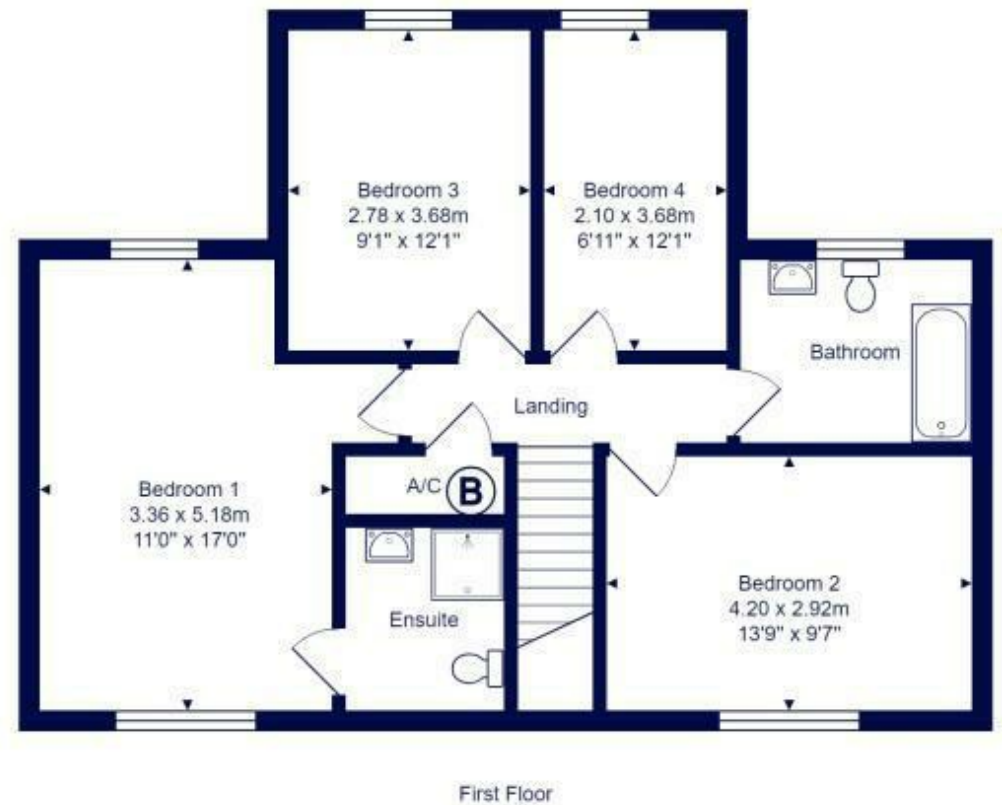


## Location

This detached family home is located in the village of Bransgore, set on the edge of the New Forest national park. The village offers a variety of amenities, including day-to-day shopping options, two Medical Centres, three charming Public Houses, a Village Hall, and a renowned Primary School. This school acts as a feeder for the prestigious Ringwood and Highcliffe Comprehensives. For a wider range of shopping and entertainment choices, the harborside town of Christchurch and the delightful Market Town of Ringwood are a short distance of approximately 5 and 6 miles respectively. Hinton Admiral train station is 4.9 miles away and Christchurch train station is 5.3 miles away. The New Forest boasts a network of walking and cycle trails along with ancient woodlands, and diverse wildlife.







Total Area: 140.0 m<sup>2</sup> ... 1506 ft<sup>2</sup>

All measurements are approximate and for display purposes only.







01202 289000

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