

An aerial photograph of a residential property. In the foreground, a red brick house with a dark tiled roof is visible, featuring a white front door and several windows. To its right is a smaller white outbuilding. A paved driveway leads to the house. To the left of the house is a large, open green field. In the background, there are more houses and a dense line of trees. A dark blue car is parked on a road to the left of the field. The sky is overcast.

Symonds  
& Sampson

Brookside

School Road, Thorney Hill, Bransgore,

# Brookside

School Road  
Thorney Hill  
Bransgore  
BH23 8DS



- Over 1 acre paddock and garden with stables and excellent hacking out
- A detached three bedroom property with no forward chain set in 1.8 acres total
- Ample off road parking coupled with an attached garage
  - Room to extend if required (stpp) - Stables
  - Arguably one of the most sought after locations
  - On the edge of the New Forest National Park
  - Access to larger towns, villages and cities.

Guide Price £700,000

Freehold

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## THE PROPERTY

A stunning bungalow situated on the edge of the New Forest National Park with a wonderful private garden, a 1 acre paddock, stables and ready for immediate occupation. The bungalow is beautifully presented and enjoys modern living set in a highly desirable location. Set in a total of 1.896 acres.

## ACCOMMODATION

A bright entrance hallway leads to all principal rooms. The large sitting room has patio doors leading to the garden, there is a modern kitchen/breakfast rooms as well as three bedrooms a family bathroom as well as a separate W/C. The home offers 'turn key' accommodation.

## OUTSIDE

A driveway provides parking for a number of vehicles and access to the garage. The rear garden is a particular feature, a large patio abuts the rear of the property whilst the remainder is laid attractively to lawn with a selection of mature shrubs. To the far end, original stables have been converted to a workshop. The abutting paddocks are partly tree lined and enjoy a rural backdrop, benefiting from a separate gated entrance from the road.

## SITUATION

Wonderfully situated in a rural, yet convenient environment, abutting open forest land, betwixt the villages of Bransgore and Burley, which both offer a good range of shops and amenities, whilst the beautiful harbourside town of Christchurch and its neighbouring coastline is approximately 5 miles distant.

## DIRECTIONS

What three words /// palettes.patrol.already

## SERVICES

Council Tax Band - E  
EPC Rating - D  
All mains services

## MATERIAL INFORMATION

Ultrafast broadband available  
Limited mobile phone signal depending on provider  
Total 1.896 acres of land



| Energy Efficiency Rating                       |         |
|------------------------------------------------|---------|
| Very energy efficient - lower running costs    | Current |
| Very energy efficient - lower running costs    | 86      |
| Energy efficient - lower running costs         | 81      |
| Decent energy efficiency - lower running costs | 76      |
| Decent energy efficiency - lower running costs | 71      |
| Decent energy efficiency - lower running costs | 66      |
| Decent energy efficiency - lower running costs | 61      |
| Decent energy efficiency - lower running costs | 56      |
| Decent energy efficiency - lower running costs | 51      |
| Decent energy efficiency - lower running costs | 46      |
| Decent energy efficiency - lower running costs | 41      |
| Decent energy efficiency - lower running costs | 36      |
| Decent energy efficiency - lower running costs | 31      |
| Decent energy efficiency - lower running costs | 26      |
| Decent energy efficiency - lower running costs | 21      |
| Decent energy efficiency - lower running costs | 16      |
| Decent energy efficiency - lower running costs | 11      |
| Decent energy efficiency - lower running costs | 6       |
| Decent energy efficiency - lower running costs | 1       |

England & Wales



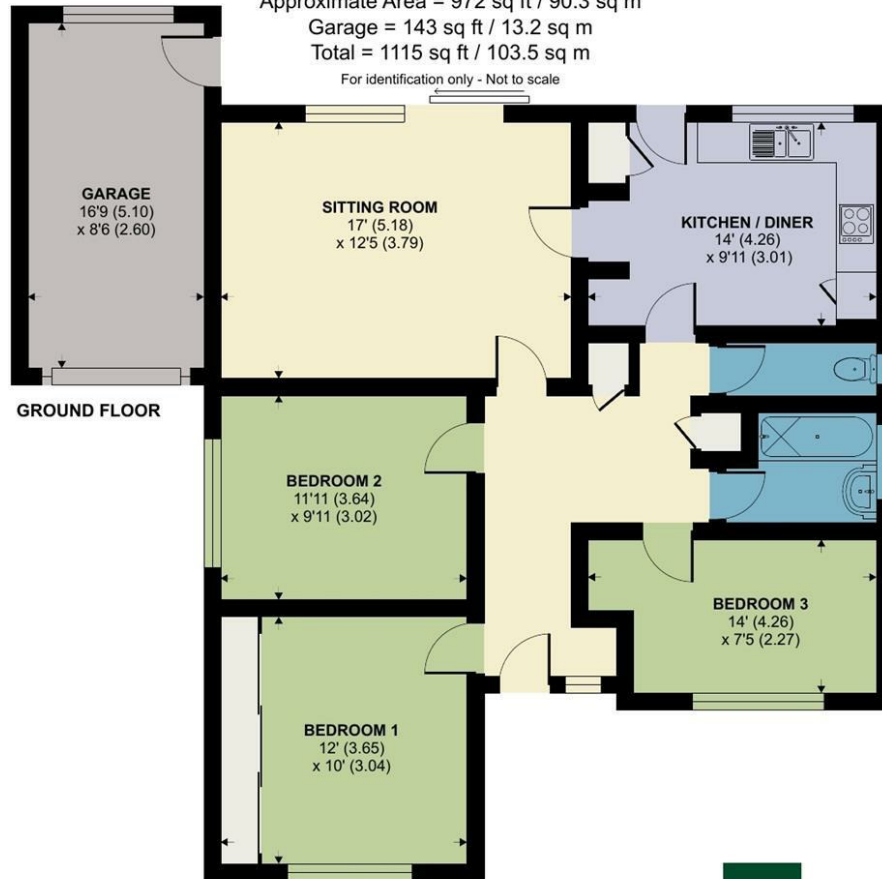
## School Road, Thorney Hill, Bransgore, Christchurch

Approximate Area = 972 sq ft / 90.3 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1115 sq ft / 103.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Symonds & Sampson. REF: 1230591



WIM/NW/JAN25



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