

113 Burley Road, Bransgore, Christchurch,
Dorset, BH23 8AY

Guide Price **£1,100,000**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST
1992

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A TRULY PERFECT FAMILY HOME

A SUBSTANTIAL, RECENTLY REDEVELOPED, HIGHLY IMPRESSIVE FAMILY HOME, FEATURING A STUNNING OPEN PLAN LIVING AREA AND FIVE DOUBLE BEDROOMS, SITUATED IN A HIGHLY REGARDED LOCATION OVERLOOKING THE VILLAGE RECREATION GROUND.

This recently re-built family home offers superb family orientated accommodation approaching 3000 square feet. Noteworthy features of this most tasteful home include a delightful Entrance Hall, an intruder alarm system, underfloor heating to the ground floor, a vast Landing, Oak doors, high quality Bath and Shower suites, a stunning Kitchen with granite work surfaces, floor to ceiling bi-fold doors, an ethanol stove set into a traditional fireplace, limestone tiled flooring and attractive outlooks from all rooms, along with a vast gravel Driveway and a large Rear Garden.

The property is enviably located adjacent to the Village Recreation Ground over which the property affords an excellent outlook. Within a short stroll, the Village centre offers a good range of day to day shopping facilities, a Doctors Surgery and a most popular Primary School, which is in turn a feeder for both the highly regarded Ringwood and Highcliffe Comprehensives. The New Forest National Park is close to hand, whilst the beautiful harbourside town of Christchurch, with its neighbouring coastline is approximately 5 miles distant.

INTERNALLY:

At the hub of the home, a stunning 32ft. long Kitchen/Dining/Living Room features large floor to ceiling bi-fold doors, allowing the property to flow openly to the attractive Rear Garden and is further complemented by inset downlighters, with further feature pendant lighting, bespoke fitted storage cupboards with a central chimney breast facilitating a clear-view ethanol stove and Limestone tiled flooring. The tasteful fitted Kitchen offers a superb selection of cupboard and drawer units incorporating a centre island with quartz worktops, extending to a breakfast bar, further complemented by a ceramic Butler style sink, a Kettle hot tap, a

Range oven and a further selection of integrated appliances.

The ground floor further offers a beautifully spacious Entrance Hall with herringbone style flooring and a galleried Landing over, along with two further Reception Rooms enjoying a pleasant outlook to the front, one currently used as a Sitting Room and the other as a Play Room. There is also a spacious Utility Room and a convenient Cloakroom.

The first floor enjoys a vast galleried Landing with an attractive open aspect overlooking the Village Recreation Ground to the front.

There are five spacious double Bedrooms, all of which enjoy attractive aspects, either over the Recreation Ground to the front or over the attractive Rear Garden.

An exceptionally spacious Master Bedroom enjoys a Juliet balcony with a delightful outlook over the Rear Garden and is further complemented by a spacious En Suite Shower Room featuring his-and-her sinks set into a vanity unit, along with an over-sized walk-in shower cubicle.

Bedrooms Two and Three are exceptionally spacious double rooms, Bedrooms Four and Five are good sized double rooms. Bedroom Four benefits from a modern En Suite Shower Room.

The Family Bathroom enjoys a luxurious matching 4-piece suite incorporating a free-standing bath with central taps, a separate shower cubicle and a vanity unit.

EXTERNALLY:

To the front is a vast gravelled Driveway with attractive shrub and flower borders.

Flowing openly from the rear of the property is a large Limestone paved patio. The mostly lawned rear Garden enjoys a play area to one side, well stocked shrub, tree and flower borders, an ornate styled Outbuilding and a useful Garden Shed.

COUNCIL TAX BAND: E

TENURE: FREEHOLD



KEY POINTS

- Approaching 3,000 sq. ft
- Recently redeveloped
- Tastefully presented
- High specification
- Attractive Garden
- Envable location



Ground Floor



Floor 1

Approximate total area⁰

2861.31 ft²
265.82 m²

Reduced headroom

1.92 ft²
0.18 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Slades - Bransgore The Corner House, Ringwood Road, Bransgore, BH23 8AA
01425 673311 | sales@sladesbransgore.co.uk
Website www.sladeshomes.co.uk

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