



*87 Burley Road, Bransgore, BH23 8BA*

*£850,000*

**Mitchells**  
1963 — TODAY







# Burley Road, Bransgore

A truly unique home of about 1900sqft nestled on the edge of Bransgore Village in this semi-rural setting with simply stunning and contemporary accommodation with numerous bespoke features. The property features an amazing kitchen/family space with a vaulted roof, a magnificent first floor master bedroom suite and a glorious rear garden. If you are looking for something a little bit different, look no further.....to the front of the property is a tiered oriental styled garden with a suspended boardwalk leading to the first floor master bedroom suite (currently being used as an additional living room). There is a path to the side that leads to the main front door that takes you in at ground level. At the rear of the property is an outstanding kitchen/family space with anthracite bi-fold doors leading to the sun deck which is the real hub of the property. The bedroom accommodation is generous with three double rooms on the ground floor complimented by two stylish bath/shower rooms. The gardens slope gently away to a substantial chalet and has various landscaped areas, perfect for outdoor entertaining. This wonderful property needs to be viewed to fully appreciate the quality and uniqueness on offer here....it's one where the photos won't really do it justice!

- FOUR BEDROOMS • THREE BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/DINING/FAMILY ROOM • ENTRANCE/STUDY • OFF-ROAD PARKING • GARDENS • GARAGE •





## The Property

- Show home condition inside and out with flexible living space set over two floors
- Designer kitted kitchen with quartz worktops and central island, integrated appliances including a built-in drinks cabinet/cooler and double pyrolytic self-cleaning ovens
- Quality fitted wardrobes to bedrooms one, two and three on the ground floor
- Spectacular vaulted roof in the main kitchen/family space with 6 electrically operated Velux windows (with rain sensors)
- Stylish décor throughout and newly installed anthracite grey UPVC windows in 2020
- Plenty of parking, garage split 50/50 into craft/office/storage space with power and internet
- Large plot with mature sunny gardens, quality garden chalet and separate area suitable for raised beds, additional sheds/storage
- Village location with Bransgore being a bustling community with excellent parade of shops, pubs, junior school, doctors and dentists
- Council Tax 'F' NFDC
- EPC 'C'





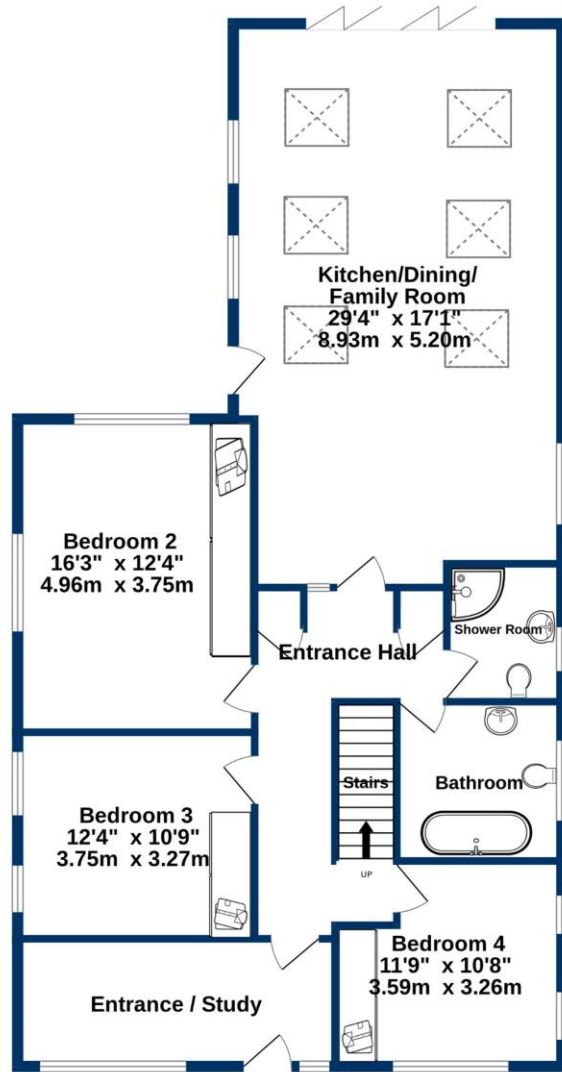


## Location

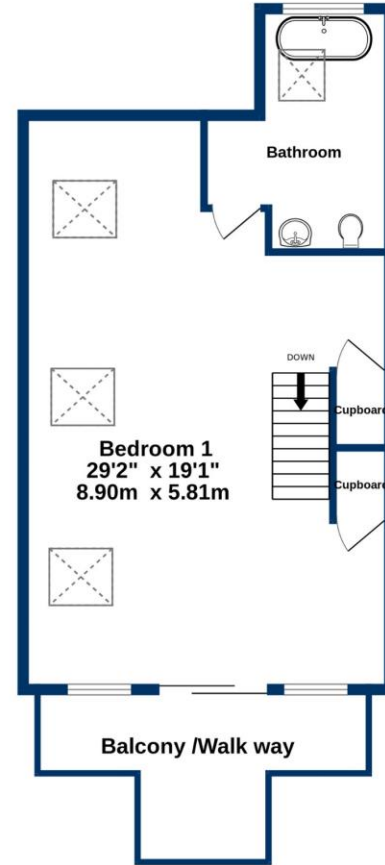
Bransgore is small village bordering the beautiful New Forest National Park, there is a good array of local shops, pubs, eateries, two medical centres, village hall and the popular Primary School, which in turn is a feeder for both the highly Highcliffe Comprehensives and Ringwood Academy. The historic priory town of Christchurch with its pretty harbour is approximately five miles distant and access to London in under two hours, from the mainline station at Hinton Admiral.



GROUND FLOOR  
1303 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1909 sq.ft. (177.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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[mitchells.uk.com](http://mitchells.uk.com)  
[highcliffe@mitchells.uk.com](mailto:highcliffe@mitchells.uk.com)  
01425 272206

Highcliffe  
284 Lymington Road  
Highcliffe  
BH23 5ET

