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3 SIKI RISE, BRANGORE, CHRISTCHURCH BH23 8FA PRICE: £625,000

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Immaculate detached house located in the village of Brangore set on the edge of the New Forest national park. This spacious family home is well positioned within an exclusive development of only nine houses.

3 Sika Rise, Brangore, BH23 8FA

Price: **£625,000** Tenure: **Freehold**

01425 274444

mundeford@winkworth.co.uk

Situation:

Immaculate and well appointed detached house located in the village of Brangore set on the edge of the New Forest national park.

The pretty village of Brangore 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. The local school acts as a feeder for the prestigious Ringwood and Highcliffe Comprehensives.

For a wider range of shopping and entertainment choices, the harbourside town of Christchurch and the delightful Market Town of Ringwood are a short distance away.

Hinton Admiral train station and Christchurch train station are both within easy reach as is Bournemouth International Airport.

The New Forest boasts a network of walking and cycle trails along with ancient woodlands, and diverse wildlife.

Description:

This spacious family home is well positioned within an exclusive development of only nine houses. The property was constructed just over three years ago by renowned local company, AJ Developments, it comes with the assurance of the remaining 10-year ICW new home guarantee and enjoys the largest plot on the development with a delightful, wooded aspect.

As you step into this spacious detached home, you are greeted by luxurious 'Porcelanosa' tiled flooring and underfloor heating, accessible throughout the entire ground floor and conveniently controlled by individual thermostats.

The kitchen breakfast room enjoys a front aspect bay window and features a designer 'Liecht' German Kitchen adorned with granite work surfaces and high-quality Siemens integrated appliances.

The ground floor also boasts a convenient cloakroom with LED vanity mirror and a bright and airy living room with French doors that seamlessly open up to the large, landscaped rear garden.

On the first floor, there is a well appointed family bathroom and three double bedrooms. The master bedroom benefits from a built-in wardrobe with sliding doors providing ample storage space and an en suite shower room. There are also built in cupboards to bedroom three and heated mirrors in the bathrooms.

Outside, the landscaped rear garden offers a serene retreat surrounded by nature, trees, and wildlife. A delightful circular patio area perfect for entertaining is the focal point of the garden with a raised lawn area to one side.

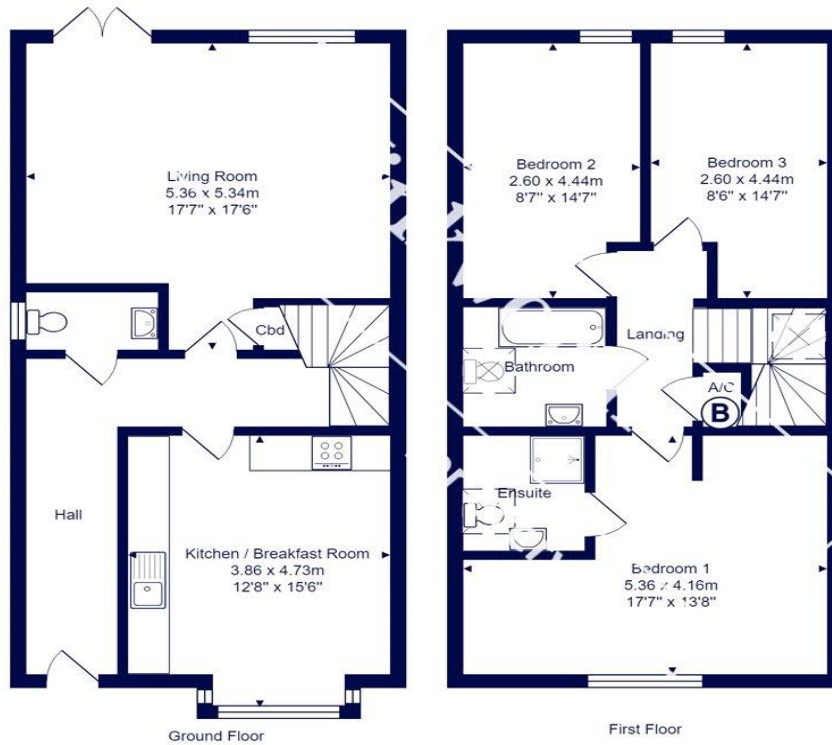
Additionally, a side gate provides easy access from the rear garden to the front, with a car port at the side and tarmac driveway providing off road parking for a number of vehicles.

The property is situated in a private road and the community maintenance charge is £600 per year (paid in monthly instalments).

Summary:

- Immaculate detached house
- Three double bedrooms
- Two bath/shower rooms
- Spacious living room
- Designer kitchen/breakfast room
- Underfloor heating
- Car port & off road parking
- Good sized landscaped garden
- Wooded aspect
- Remaining ICW new home guarantee
- Close to local shops & village school
- New Forest Council Tax Band "E"





Total Area: 119.0 m² ... 1281 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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