

# Slades

**BENEFITING FROM DIRECT FOREST ACCESS THIS CHARMING 5 BEDROOM DETACHED CHARACTER RESIDENCE WITH 3 RECEPTION ROOMS AND A 33FT LONG KITCHEN/DINING ROOM, IS SITUATED ON A LARGE AND SECLUDED PLOT APPROACHING APPROX. 6 ACRES.**

**Oakhanger Forest Road,  
Bransgore, Christchurch, Dorset, BH23 8DZ**



**PRICE: Guide Price £925,000**

**Viewing:** By appointment only via Slades Estate Agents.  
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**Directional Note:** From our office in Bransgore Village centre proceed along the Ringwood Road in a Southerly direction towards The Crown Public House. At the crossroads turn left onto the Burley Road and proceed for approximately 2 miles before turning right into Forest Road, where the subject property can be found tucked away on the right hand side.

A delightfully Characterful Forest Residence believed to date back to the early 1900's with many influences from the Arts and Crafts Movement, offering extensive family orientated accommodation to include 3 Large Reception Rooms, a 33ft. long Kitchen/Dining Room and 5 Bedrooms. This stunning home occupies a large plot approaching 6 Acres incorporating a large mature woodland area and enjoys total seclusion with the added benefit of an outside heated Swimming Pool, a large Driveway and a number of Outbuildings.

Situated within the New Forest National Park and benefiting from direct forest access, the property is ideally situated in a rural yet convenient environment betwixt the villages of Bransgore and Burley, which both offer a good range of amenities, whilst the beautiful harbourside town of Christchurch and the charming market town of Ringwood, which both offer a more comprehensive range of shopping and entertainment facilities, are approximately 5 miles distant.

To the Ground Floor are three light and airy reception rooms, where a solid wood front door with a leaded light insert opens onto a large Reception Hall, enjoying a dual aspect to the front and rear and featuring a chimney breast facilitating a clear view wood burner upon a granite hearth, there is also a smooth set ceiling with inset downlighters, a staircase leading to the First Floor with a useful understairs storage cupboard and wooden flooring.

The Lounge enjoys a pleasant dual aspect to the front and side with twin opening doors providing external access. It benefits from a chimney breast with an inset clear view wood burner upon a granite hearth, a smooth set ceiling with inset downlighters and wooden flooring.

The Sitting Room benefits from a pleasant dual aspect with a pair of windows to the front and twin opening doors providing external access to the Patio area at the rear. It benefits from a chimney breast with an inset clear view wood burner upon a stone hearth with an attractive red brick fire surround. There is also a smooth set ceiling with inset downlighters and wooden flooring.

The impressive Kitchen/Dining Room measures approximately 33ft. in length and enjoys a light and airy feel with windows to all four sides. Fitted with a solid wood farmhouse style Kitchen complimented by a granite work surface incorporating a butler style sink with tiled splashbacks. There is also an "Essey" wood fired Aga and a "Stoves" electric double oven and grill with hob over. The Kitchen is further complimented by a smooth set ceiling which is vaulted to one end, inset downlighters, part wood and part tiled flooring. From the Kitchen a door leads to a Rear Lobby, which in turn provides external access.

A Ground Floor Wet Room is fitted with a wall mounted shower, a close coupled W.C. and a pedestal wash hand basin. It benefits from a window to the rear, a door providing external access and a further "Velux" style window.

From the Reception Hall a turning staircase leads to the First Floor Landing with an airing cupboard and the added benefit of a large walk-in storage cupboard.

The Master Bedroom enjoys a dual aspect providing an excellent outlook over the extensive grounds. There is a selection of built-in wardrobes and a further storage cupboard and is further complimented by smooth set ceilings with inset downlighters and exposed wooden floorboards.

The En Suite Shower Room is fitted with a white 4-piece suite incorporating a bath with centrally located mixer taps and a hand held shower attachment, a corner shower cubicle, a pedestal wash hand basin and a close coupled W.C. Furthermore, there is a window to the rear, a smooth set ceiling with inset downlighters and part tiled walls.

Bedroom Two is an ample size double room with a window to the side and benefiting from built-in wardrobe facilities. Bedrooms Three, Four and Five are all smaller sized double rooms all benefiting from a pleasant outlook to the rear and feature cast iron fireplaces, whilst Bedrooms Three and Four both have the added benefit of built-in storage facilities.

The Family Bathroom enjoys a window to the front and comprises a panelled bath with a hand held shower attachment over and a pedestal wash hand basin. There is also an adjacent Cloakroom.

**OUTSIDE:** The property occupies a mature and extensive plot approaching **approximately 6 acres** with vast areas of lawn and a mature wooded area to one side. To the front is a large driveway and to the rear of the property is a heated and pumped **SWIMMING POOL** with an adjacent large paved Patio and **Summerhouse**. There are a number of outbuildings to include a **Timber Framed Garage** with an adjacent **Storage Shed**, a **Stable style outbuilding**, a **useful Workshop/Studio** with an **adjacent Storage Room** and a number of **Log Stores**.

The accommodation with approximate room sizes comprises:-

**RECEPTION HALL: 22'8" x 17'1" ( 6.91m x 5.21m) maximum.**

**LOUNGE: 22'2" x 11'11" ( 6.76m x 3.63m).**

**SITTING ROOM: 19'6" x 12'7" (5.94m x 3.84m).**

**KITCHEN/DINING ROOM: 32'9" x 17'8" (9.98m x 5.38m) narrowing to 11'7" (3.53m).**

**WET ROOM: 17'11" x 4'1" (5.46m x 1.24m).**

**FIRST FLOOR LANDING**

**MASTER BEDROOM: 22'2" x 21'11" (6.76m x 6.68m) narrowing to 11'11" (3.63m).**

**EN SUITE BATHROOM**

**BEDROOM TWO: 11'8" x 11'0" (3.56m x 3.35m) maximum + wardrobe recess.**

**BEDROOM THREE: 11'4" x 10'5" (3.45m x 3.18m).**

**BEDROOM FOUR: 9'8" x 9'6" (2.95m x 2.9m).**

**BEDROOM FIVE: 9'7" x 9'3" (2.92m x 2.82m).**

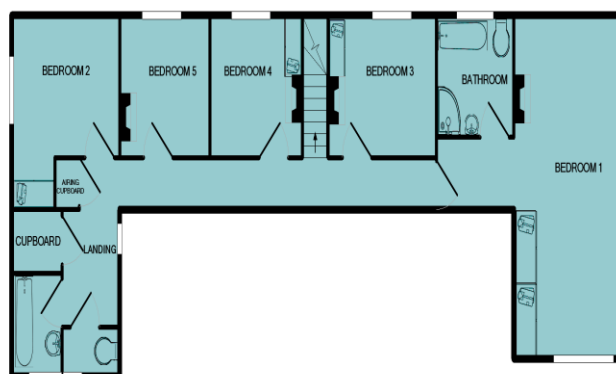
**FAMILY BATHROOM**

**CLOAKROOM**

**COUNCIL TAX BAND: G.**



GROUND FLOOR  
APPROX. FLOOR  
AREA 126.2 SQ.M.  
(1388 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 88.5 SQ.M.  
(951 SQ.FT.)

TOTAL APPROX. FLOOR AREA 214.7 SQ.M. (2319 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements 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. Quoted floor areas may include garages, terraces and balconies. Made with Metropix (2017)

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