



**Bashley Croft**

*Bashley Cross Road, Bashley, New Milton, BH25 5SY*

**SPENCERS**  
NEW FOREST





# BASHLEY CROFT

## BASHLEY • HAMPSHIRE

*Bashley Croft presents a rare opportunity to acquire a stunning Edwardian country house, nestled within approximately two acres of meticulously landscaped gardens and paddock land. This property boasts well appointed accommodation, featuring a recently refurbished kitchen whilst also offering further potential for modernization.*

**£1,400,000**

### **Ground Floor Accommodation**

Entrance Hall • Kitchen/Breakfast Room • Utility Room  
Formal Dining Room • Sitting Room • Snug • Orangery

### **First Floor Accommodation**

Three Double Bedrooms • Bedroom Four/Study  
Family Bathroom

### **Grounds & Gardens**

Formal Gardens • Rear Terrace • Vegetable Garden  
Two Paddocks • Stabling • Garden Store  
Garaging • Off Road Parking • Private Gated Entrance





## The Property

Upon entering the property, there is a spacious entrance hall, adorned with traditional yet stylish tiled flooring; in turn giving access to the sitting room, dining room, and a gracefully designed staircase with stained glass, leads to the upper floor.

Both the sitting room and dining room showcase magnificent large stone feature fireplaces with Jetmaster fires, expansive bay windows, flooding the space with natural light and providing seamless access to the rear garden.

Continuing through the hall, there is a recently updated bathroom, complete with a walk-in shower, low-level WC, and hand wash basin.

The impressive kitchen/breakfast room, also recently renovated, boasts charming flagstone flooring, ample shaker units offering plentiful storage, an electric Aga, and integrated Neff and AEG appliances, including an induction hob and conventional oven. Additionally, pew seating and a designated dining area make this space ideal for family gatherings and entertaining.



Adjacent to the kitchen, an additional reception room offers versatile functionality as a study, playroom, or snug. Connected to this space is an orangery, providing access to both the front and rear gardens, along with a utility room equipped with storage space and plumbing for white goods, and an adjoining workshop or storage area.

Ascending to the first floor, four generously proportioned bedrooms await, each offering picturesque views of the surrounding grounds, gardens, and fields beyond. Three of the bedrooms boast double aspect views. Completing this level, a family bathroom features a shower cubicle, fitted bath, low-level WC, and sink, supplemented by an additional cloakroom.



## Services

Energy Performance Rating: TBC

Council Tax Band: G

Tenure: Freehold

Mains electricity, water and gas supply - Private drainage

## Directions

From the traffic lights in the centre of New Milton proceed in a northerly direction along Station Road, continuing out of New Milton, over the railway bridge and into Fernhill Lane. Proceed out of town and upon reaching the Bashley crossroads roundabout and take the first exit onto Bashley Cross Road and the property can be found on the left-hand side.





# Bashley Cross Road, New Milton, BH25

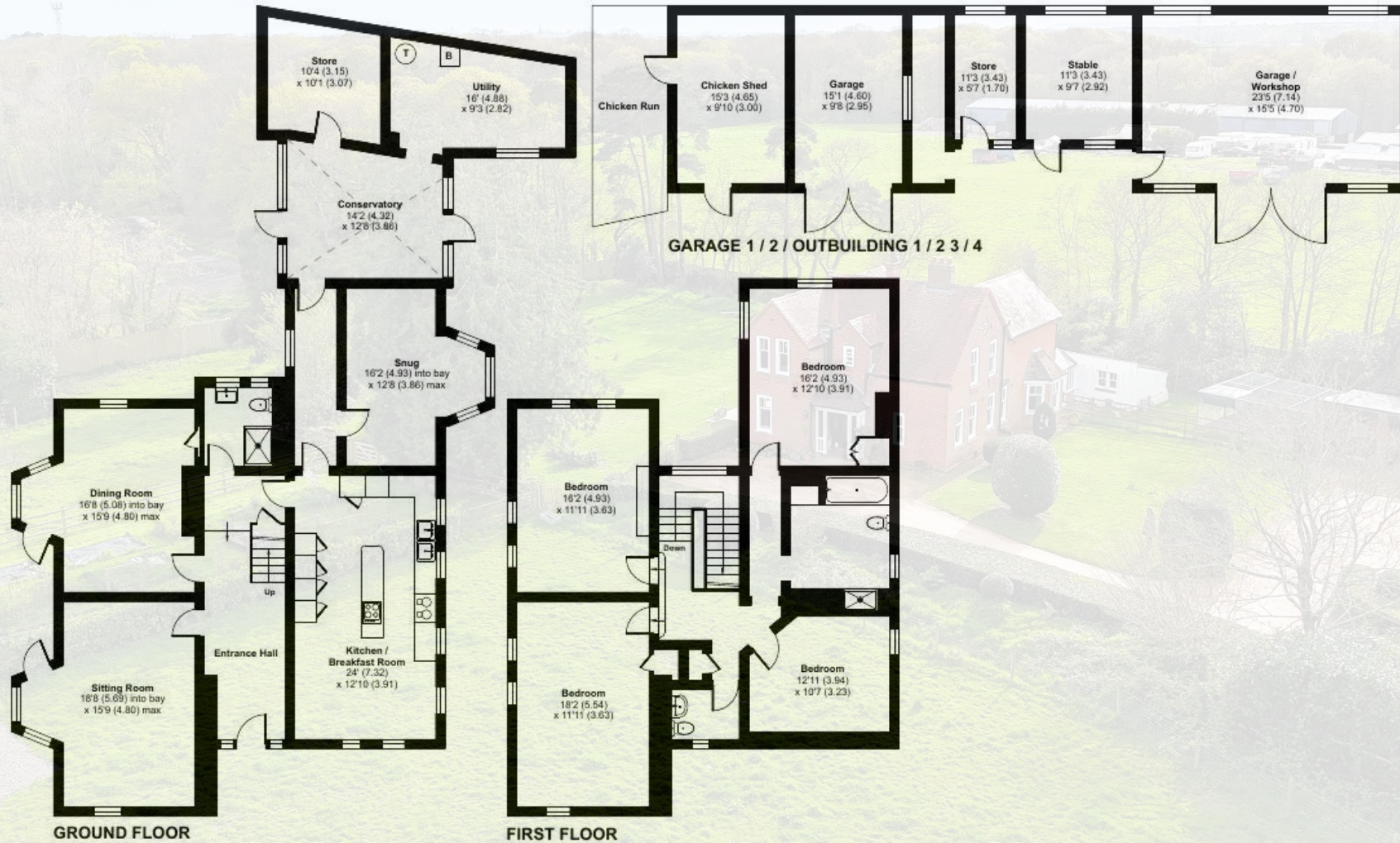
Approximate Area = 2946 sq ft / 273.6 sq m

Garages = 534 sq ft / 49.6 sq m

Outbuildings = 371 sq ft / 34.4 sq m

Total = 3851 sq ft / 357.6 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for John D Wood. REF: 1109938





## Grounds & Gardens

Outside, the property is accessed through electric timber gates, leading to a sweeping driveway providing ample off-road parking. Mature trees and hedge rows enclose the property, offering privacy and a tranquil atmosphere.

Versatile outbuildings, including two stables, a store, and a garage, flank one side of the property.

The grounds comprise two front lawns, two recently re-fenced paddocks both with timber gates and one also benefiting from a field shelter. The substantial rear garden features a fish pond and new terraced area, bordered by mature plants—providing the perfect setting for al-fresco dining and relaxation.



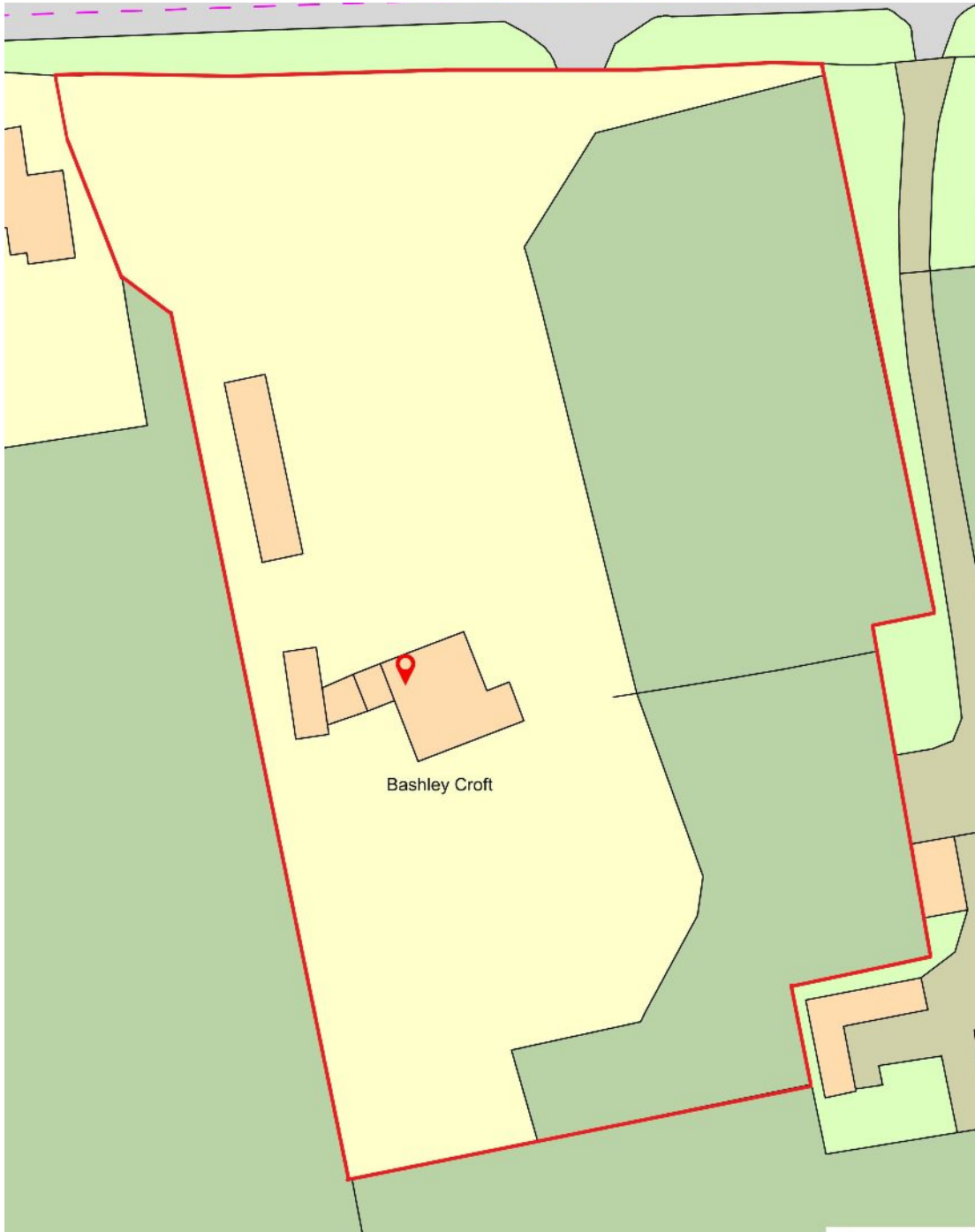
## The Local Area

The property is situated inside the southern edge of The New Forest, within 1/2 a mile of open forest and just four miles from the coast which offers cliff top walks, beaches, and spectacular views over the Solent and the Isle of Wight.

Local amenities at New Milton are within one mile with schools for all age groups including the renowned Ballard School nearby. The Georgian coastal town of Lymington is within eight miles where you will find a range of boutique shops, many fine restaurants, excellent sailing facilities, and a thirty minute car ferry crossing to Yarmouth on the Isle of Wight.

The property is well placed for access to other major towns and cities including Bournemouth (13 miles), Southampton (19 miles) and Winchester (31 miles), with a link to London Waterloo via New Milton (2 hours) or Brockenhurst (1 hour 40 minutes).





## Points Of Interest

New Milton Train Station	1.5 miles
Barton on Sea	2.9 miles
Ballard School	1.1 miles
New Milton Town Centre	1.5 miles
Chewton Glen Hotel & Spa	2.3 miles
Cycle into Heart of the Forest	1.4 miles
Barton on Sea Golf Course	3.0 miles
Mudford Quay	5.6 miles
Bournemouth Town Centre	11 miles

## Viewing

By prior appointment only with the vendors agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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