



4 STABLE COTTAGES • OSSEMSLEY • CHRISTCHURCH • BH23 7EE

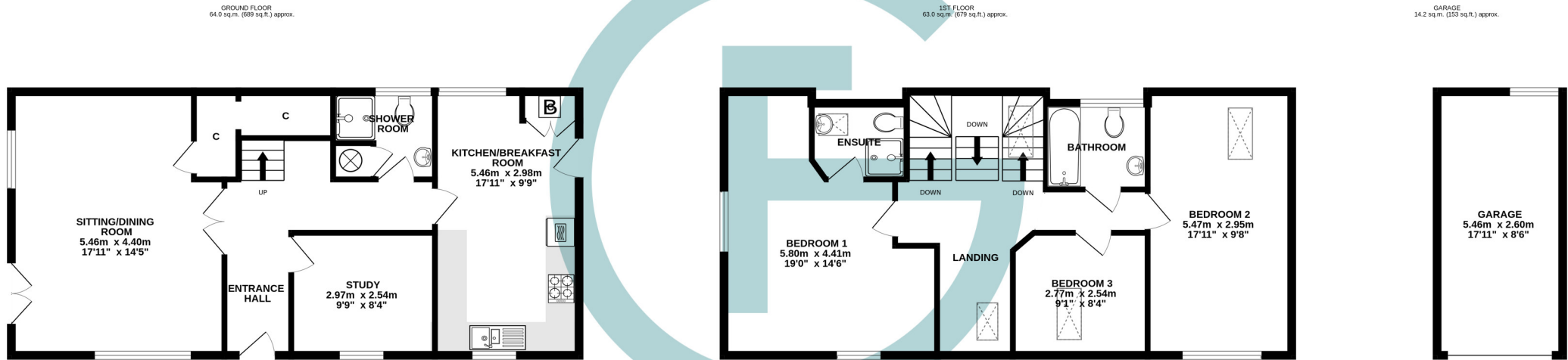
£650,000

This beautifully presented Grade II listed, three-bedroom, semi-detached cottage built in 1886, enjoys a lovely semi-rural location in the quiet hamlet of Ossemsley. Affording stunning panoramic views over neighbouring fields and countryside and forming part of a complex of cottages, once part of the neighbouring Manor House.



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TOTAL FLOOR AREA : 141.2 sq.m. (1520 sq.ft.) approx.
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Property Specification



- Kitchen/Breakfast room
- Situated in a quiet and tranquil location within the New Forest National Park
- Sitting/dining room
- Ground floor study
- Ground floor shower room
- Master bedroom with ensuite shower room
- Two further first floor bedrooms
- First floor family bathroom
- Well established and good size private, southerly aspect garden
- Garage and parking
- Panoramic views over neighbouring farmland and fields

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

The property benefits from wonderful, uninterrupted views across the surrounding countryside, as well as a private garden, garage and off-road parking. The tranquil setting and New Forest location make Stable Cottages a highly flexible choice for the discerning house buyer. Perfect as either a family home, starter home, a retirement option or even a holiday property, this must-see accommodation is sure to be in great demand.

Converted around thirty years ago into six individual homes surrounding a pretty inner courtyard, we are delighted to offer for sale one of these rarely available Grade II Listed character cottages with an abundance of character features throughout and offering versatile accommodation. This charming property benefits from a good sized, mature garden, garage and parking. In an enviable position within the development, the property affords uninterrupted and far-reaching views from both the house and garden.

Once part of the neighbouring Manor House, this former coach house and stables date back to the late 1800's. It was then converted about twenty five years ago into six individual homes surrounding a pretty inner courtyard, and we are delighted to offer for sale one of these rarely available Grade II Listed character cottages, located in a peaceful and quiet rural spot. This charming property is steeped in character and has a beautiful good size garden, garage, off road parking and offering versatile accommodation, it would make the perfect family home, holiday home, retirement or starter home. The property enjoys an enviable position within the development and affords uninterrupted and far reaching views from both the house and its garden.

The cottage exudes character and charm, with its attractive red brick façade and well-crafted detailing around the doors and windows. The welcoming entrance hall with stairs leads to all principal reception rooms as well as a cloakroom. Stairs rising to the first floor, split halfway, providing two separate sets of stairs up to the first-floor landing.

Double doors from the entrance hall lead into the spacious sitting room with large, understairs storage cupboard. Windows to the front and side aspect with French doors opening out to the garden leave the room flooded with sunlight. The bright, well-equipped kitchen has a comprehensive range of wall and base storage units and worksurfaces to three sides. Built-in appliances include an AEG double fan oven and gas hob with extractor unit over. There is also under-counter space for a washing machine and dishwasher, as well as plenty of room for a breakfast table. An airing cupboard houses the gas fired central heating boiler with shelving for linen storage, windows to the front and rear aspect and side pedestrian door leading into

the courtyard. The ground floor layout is completed by a study/snug/dining room with front aspect window and wooden floors. This useful and versatile space offers options for a variety of uses, including a fourth bedroom, should it be required.

The first-floor landing has character wooden beams, giving the property a unique cottage feel. The landing area features a useful space, which has been cleverly configured into a study area with Velux window. From the landing, doors lead off to all the bedroom and bathroom accommodation. Large, light and airy, the dual aspect master bedroom has stunning elevated views across neighbouring countryside. It has a fully tiled en-suite, comprising walk-in shower, washbasin, WC and heated towel rail. There are two additional bedrooms to this level, both of which are served by a family bathroom comprising a panelled bath, washbasin and WC with a feature triangular obscure windows to the rear aspect. All bedrooms on the first floor afford picturesque views over fields and countryside beyond.

The beautiful, well-maintained garden is a significant feature of this lovely home. The garden affords a good degree of privacy and is of a southerly aspect with spectacular views. The lawned garden wraps itself around the front and side of the property and features a large expanse of level lawn with planted bed surrounds and post-and-rail borders. The brick paved terrace outside the sitting room provides ample room for patio table and chairs.

To the side of the cottage, is a good-sized parking area for several vehicles, together with a single garage.

There is a large, shared courtyard in the middle of the adjoining properties, accessed through double gates under an archway.

Ossemsley is a small hamlet located on the edge of the New Forest National Park, within close proximity to the beaches of Milford, Highcliffe on Sea and the bustling town of Christchurch. Local amenities at New Milton are within three miles with schools for all age groups, including Walhampton and Ballard Schools both close at hand. The popular Georgian coastal town of Lymington is within eight miles where you will find a range of boutique shops, fine restaurants, excellent sailing facilities, Marinas, the popular Quay and the Isle of Wight ferry. Further afield, the property is well placed for access to other major towns and cities, including Bournemouth (thirteen miles), Southampton (nineteen miles) and Winchester (thirty one miles). There is a rail link to London Waterloo via New Milton (two hours) or from Brockenhurst (one hour forty minutes).





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

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