



St Mawes

*Bashley Common Road, New Milton, BH25 5SG*

SPENCERS  
NEW FOREST





*A rare opportunity to purchase a three-bedroom semi-detached home set within approximately 5 acres of land, further enhanced by a wide range of outbuildings. The property has been extended and significantly improved by the current owners, creating a truly wonderful home.*

## The Property

Entering the home, into a welcoming entrance hall, which houses the staircase to the first floor and offers useful storage space. To the right is a large sitting room, currently used as a home office, featuring a working log burner. The heart of the home is an open-plan kitchen, dining, and family area, which flows seamlessly into a cosy sitting space and an additional home office area. The kitchen is fully fitted, complete with a double oven, butler sink, and a handy larder. The dining and family areas are filled with natural light, with three sets of glass French doors providing access to the rear terrace and beyond. A charming log burner set within an exposed brick fireplace adds to the warm, country home atmosphere. Off the kitchen, there is a generous utility room with an adjoining cloakroom.

On the first floor, there are three well-proportioned bedrooms. Two benefit from substantial fitted wardrobes, while the third offers delightful views over the gardens and grounds. The family bathroom is fully fitted, featuring a bath with overhead shower, hand basin, and low-level WC.



**£850,000**



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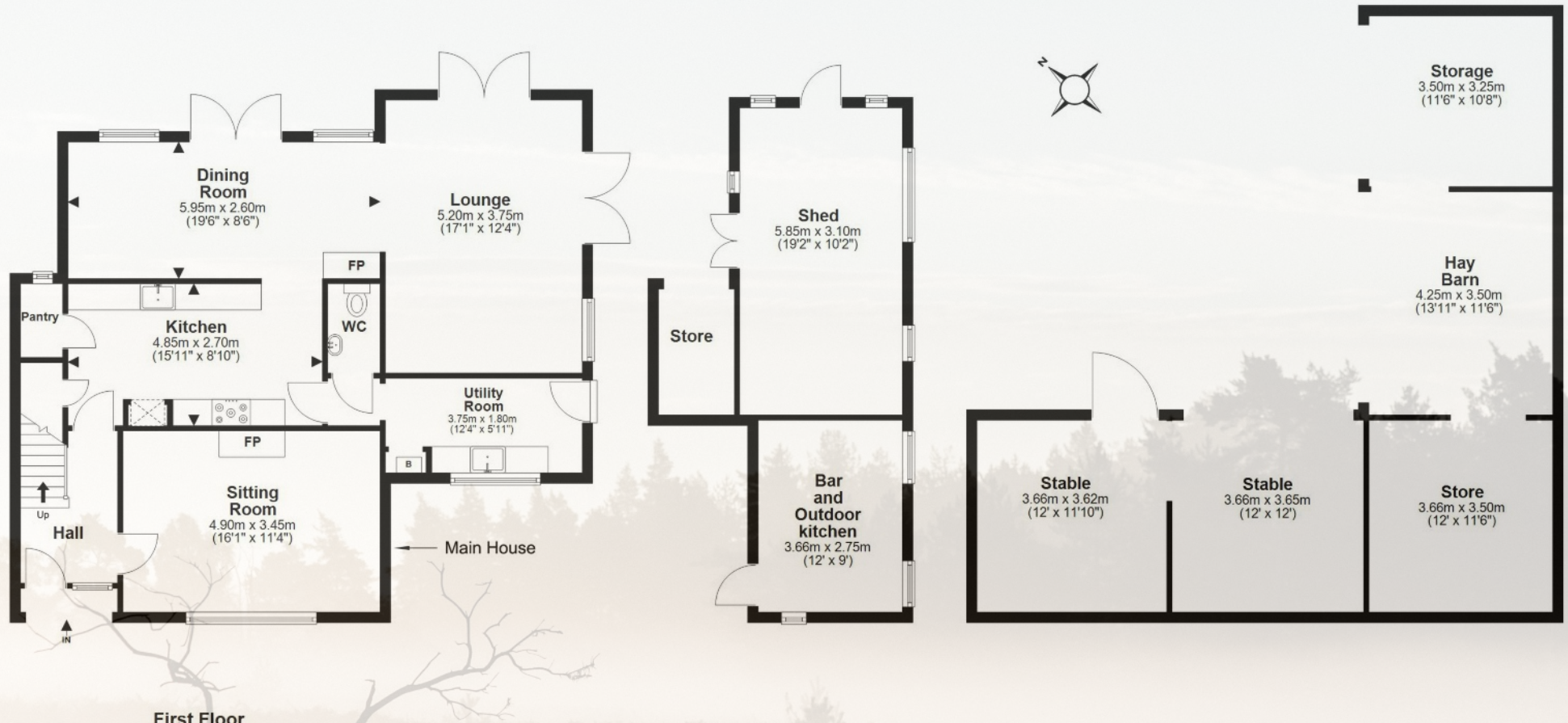


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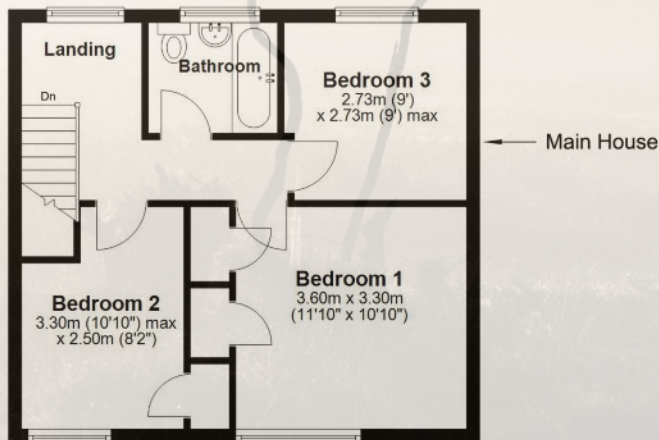


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**Ground Floor**



**First Floor**



**Approx Gross Internal Areas**

Main House: 127.4 sqm / 1371.5 sqft  
 Outbuildings (not necessarily in correct position/orientation):  
 100.3 sqm / 1080 sqft

**Total Approx Gross Area: 227.7 sqm / 2451.5 sqft**



## Grounds & Gardens

Approached via a long shingle drive, the property offers parking for several vehicles. To the right of the drive lies the first paddock, featuring a small pond, a variety of trees and a vegetable garden. At the rear, a lawned garden is bordered with plant beds, while a paved terrace provides the perfect space for outdoor living. An exceptional covered outdoor kitchen and bar make alfresco dining and entertaining effortless.

The garden opens onto additional paddocks and a small orchard. The property also includes an equestrian complex, comprising two stables and a hay barn and track system grazing, perfect for equestrian use. Additional outbuildings include a garden store and an open store, providing plenty of practical storage space.

## Services

Tenure: Freehold

Parking: Shared driveway

Services: Mains electric, gas and water supply

Drainage: Treatment Plant

Heating: Gas central heating

Energy Performance Rating: C Current: 70C Potential: 84B

Council Tax Band: D

Broadband: Superfast broadband with speeds of 30 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity



## The Situation

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. St Mawes lies in the heart of Bashley less than 100m away from a handy village shop and post office and the village garage, providing fuel, repairs and MOT services.

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).

## Directions

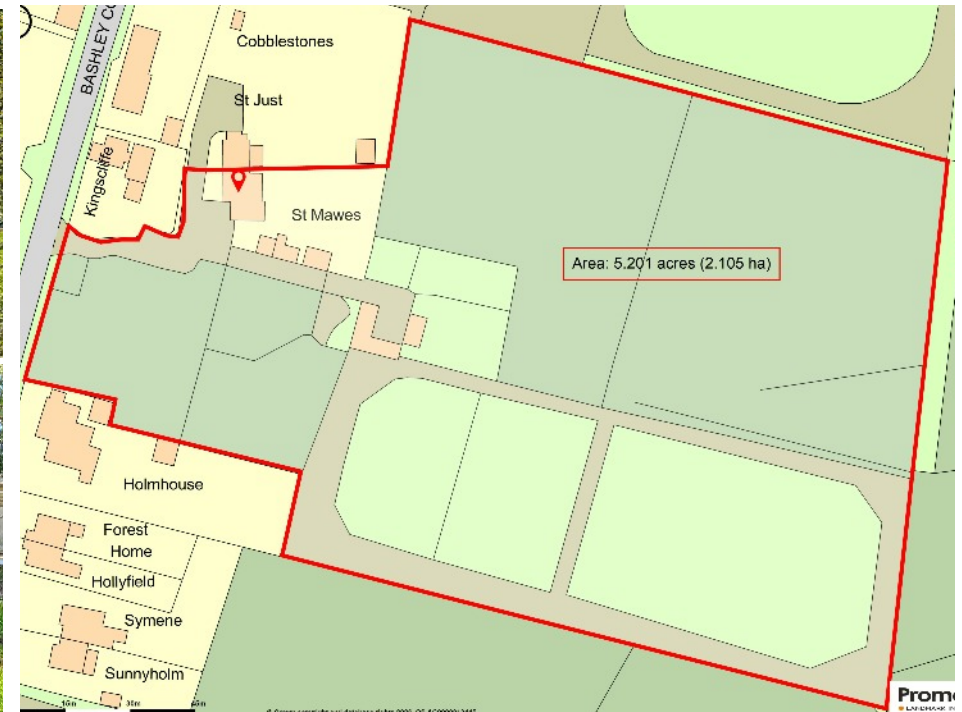
From the traffic lights in the centre of New Milton proceed in a northerly direction along Station Road, continuing out of New Milton, over the railway bridge and into Fernhill Lane. Proceed out of town and upon reaching the Bashley crossroads roundabout, continue straight ahead for one mile and the property can be found down a gravel track on the right hand after the Bashley Plant Centre.



*Bashley offers the best of both worlds being on the doorstep of the New Forest National Park and the south coast as well as benefiting from local amenities such as Bashley Village Stores*

## Property Video Tour

Please scan the QR Code to view the property video tour





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

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