



Brackens

Bashley Cross Road, New Milton, BH25 5SY

SPENCERS
NEW FOREST





A delightful and characterful New Forest cottage, thoughtfully extended to provide impressive and versatile family accommodation. The property offers four bedrooms with the flexibility of a fifth ground-floor bedroom if required, excellent living space, and beautifully maintained gardens.

The Property

The accommodation is entered via a welcoming entrance hall which opens into a generous dining room, a wonderful central space for family life and entertaining. From here, a comfortable sitting room provides an inviting retreat, while a further snug/family room offers excellent flexibility and could alternatively be used as a fifth bedroom if desired. A ground-floor bathroom serves this area of the house.

To the rear of the property is a well-appointed modern kitchen overlooking the garden, fitted with an impressive electric Aga which is included in the sale. The kitchen opens into a breakfast room with doors leading directly out to the garden, creating an excellent everyday living space with a strong indoor-outdoor connection. A separate utility room adjoins, providing additional storage and housing the modern boiler for the oil-fired central heating system. On the first floor, a central landing leads to four bedrooms. The principal bedroom is a good-sized double, complemented by three further bedrooms which are ideal for family living or guest accommodation. A shower room serves the first floor.



£750,000



4



4



2

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Approximate Area = 1450 sq ft / 134.7 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 111 sq ft / 10.3 sq m

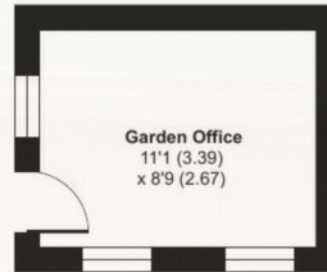
Outbuilding = 240 sq ft / 22.2 sq m

Total = 1807 sq ft / 167.7 sq m

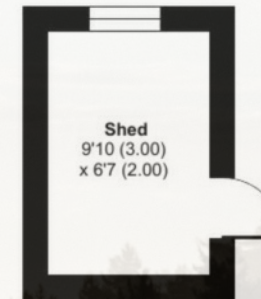
For identification only - Not to scale



GROUND FLOOR

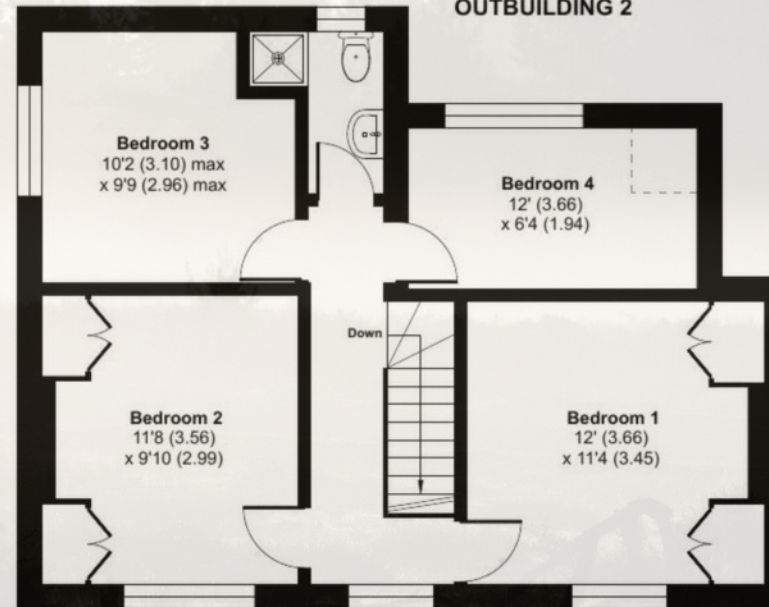


OUTBUILDING 1

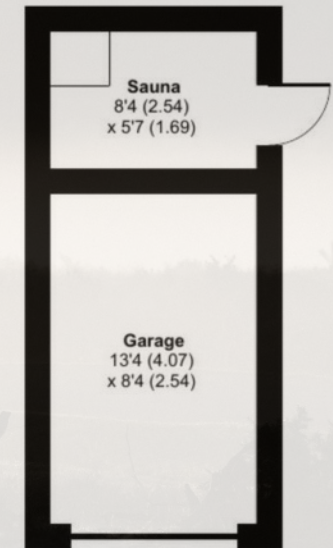


OUTBUILDING 2

Denotes restricted
head height

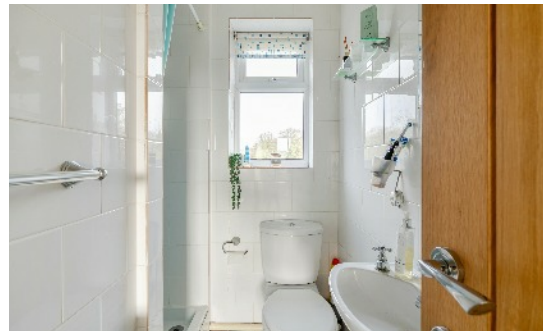


FIRST FLOOR



GARAGE





Grounds & Gardens

To the front of the property there is off-road parking, with a generous driveway that continues along the side of the house and leads through to the rear. The rear garden is a particular feature, offering an impressive outdoor space with an extensive split-level patio, ideal for entertaining and outdoor dining. Beyond this lies a well-maintained lawned garden, creating a lovely balance of hard landscaping and green space.

The original garage has been thoughtfully converted into a useful garden room measuring approximately 14'8" x 8', offering excellent versatility and suitable for a range of uses. This building also benefits from additional storage above, with further sheds located behind. In addition, there is a separate garden lodge/potential home office measuring approximately 11' x 9', complete with internet connection, making it ideal for home working or a hobby space. The property also benefits from private drainage.

Services

Tenure: Freehold

Parking: Private driveway

Energy Performance Rating: E Current: 51E Potential: 71C

Council Tax Band: E

Services: Mains water and electric

Heating: Oil, electric wood burner and open fire

Broadband: Superfast broadband with speeds of 66 Mbps is available at the property (Ofcom)

ADSL Copper-based phone landline

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. 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 and take the first exit onto Bashley Cross Road and the property can be found on the right hand side.





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

Viewing

By prior appointment only with the vendors sole selling 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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