



Oak Tree Farm

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

SPENCERS  
NEW FOREST









## The Property

From the grand driveway, a wooden front door opens into the welcoming entrance hall which provides access to the sitting room on the right hand side. The spacious sitting room enjoys a statement exposed brick fireplace, with a double aspect windows to the side and front of the property.

Double doors from the sitting room lead through to a good sized dining room with feature fireplace and wooden mantle piece. From the dining room, access to the conservatory can be gained through a set of double doors. The conservatory enjoys views over the side of the property and is well positioned to allow for an abundance of natural sunlight, benefiting from a tiled floor and doors leading onto the terrace and gardens to the side of the property.

Further to the ground floor, a double bedroom looks out to the front of the property and benefits from fitted wardrobes, positioned next to a fully tiled shower room.

The kitchen features a range of high and low level units incorporating an AEG oven with a four ring electric hob, extractor fan, a stainless-steel sink unit and space for kitchen appliances. The kitchen also hosts space for a breakfast table and a door that leads through to a utility room which provides space for further appliances and a work top with window overlooking the rear aspect.



A characterful breakfast room features exposed brick walls, tiled flooring and large window which overlook the terrace and feature pond to the rear of the property. The breakfast room provides access to the annexe and a tack room/further utility room. The utility room overlooks the rear aspect and provides ample space for appliances with low level units and built in sink. A staircase from this room leads to a well-equipped office space, providing ample storage and charming views through the velux windows over the paddock land to the rear. This level also benefits from easy access to substantial loft storage.

Returning back to the main entrance hall, the grand staircase leads to the first floor landing, which provides access to all further bedrooms in the principal residence. The dual aspect master bedroom benefits from fitted wardrobes and an ensuite bathroom comprising of a pea-shaped bath, wash basin and low-level WC. There is also access to the loft.

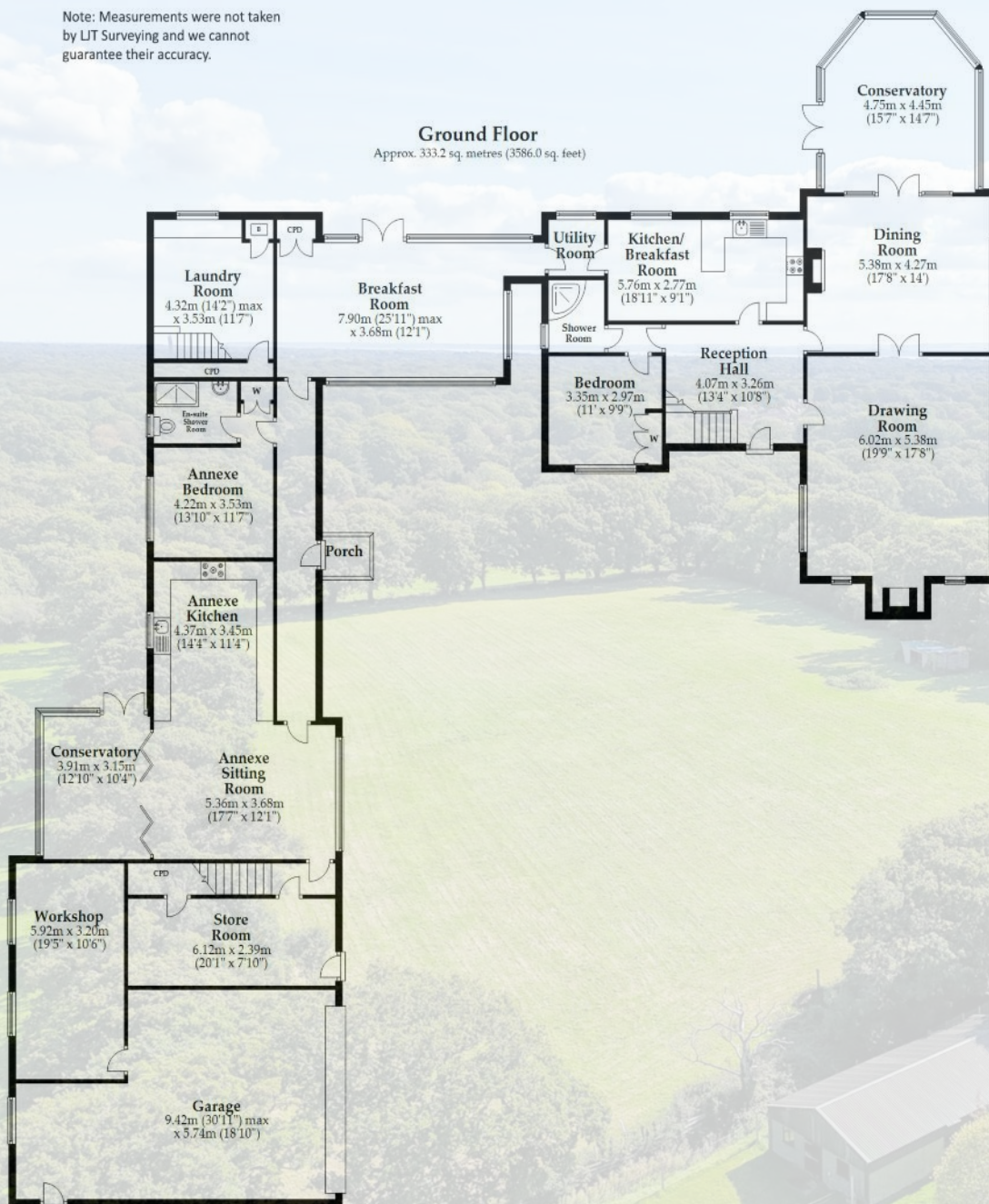
Bedroom two benefits from a dual aspect and is fitted with ample built in wardrobes, positioned next to bedroom five which is currently utilised as a study. Further to this level, there are two further bedrooms and a family shower room which are situated on the other side of the landing.



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

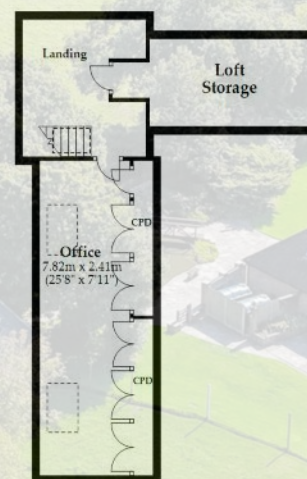
## Ground Floor

Approx. 333.2 sq. metres (3586.0 sq. feet)



## First Floor

Approx. 191.8 sq. metres (2064.7 sq. feet)



Total area: approx. 525.0 sq. metres (5650.7 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood









## The Annex

The annexe is approached via the main driveway, through an entrance porch which takes you directly into the property. There is also an internal entrance from the breakfast room in the principal residence. The hallway provides access to a ground floor bedroom which enjoys charming views over the paddock land to the rear, currently home to a herd of deer. This bedroom is served by an ensuite shower room with wash basin, low-level WC, heated towel rail and window to the rear aspect.

To the right hand side the open plan kitchen/sitting room, comprises of comprehensively fitted high and low level units incorporating a built-in AEG oven, microwave, an electric hob and extractor fan, integrated fridge/freezer, dishwasher and a stainless-steel sink. The kitchen area has tile flooring and hosts space for a dining table, which opens into a light and airy sitting room with apex ceiling. The conservatory is accessed via bi-folding doors, creating the perfect spot to sit and enjoy the views over the gardens and paddock land to the rear of the property. Access to the annexes private terraced area can be gained through double doors.

To the left-hand side of the annexe there is a store room providing ample cupboard space and access to the driveway, from which a door leads through to a hallway that provides access to the first floor. The first floor hosts an additional guest suite, comprising of a sitting room, separate laundry room, double bedroom with fitted wardrobes with a side aspect window. Above the studio lounge is a large, boarded loft space. In addition to comprehensively fitted bathroom including a sunken bath, shower cubicle, wash hand basin, WC and towel rail.

## 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.

**OIEO £1,400,000**  6  6  5













## Grounds & Gardens

Entering the property through impressive wrought-iron, double gates and onto a sweeping gravel driveway providing ample parking for numerous cars. The rear of the property can be accessed via the wraparound garden on each side of the property.

Attached to the side of the property is a large three car garage and workshop that benefits from electricity and in the workshop there is a w.c. and butler sink.

The rear garden is beautifully designed with an array of plant beds and mature trees, including apple trees and shrubs. The rear garden is predominantly laid to well maintained level lawn and features a beautiful terraced area, benefiting from a tranquil pond and trickling waterfall with wooden bridge. The far side of the rear garden is currently fenced off and is being utilised as grazing land. In total, the grounds and gardens equate to just over 2 acres.

The property also benefits from a large barn with stables to the rear, which in total equates to 18.5m by 9m and benefits from both electricity and concrete floors.



## Additional Information

Tenure: Freehold

Council Tax Band: G

Energy Efficiency Rating: D Current: 63 D Potential: 75 C

Services: Private drainage, oil fired heating, all other services are connected to the mains

Property Type: Detached

Parking: Three car garage and gravel driveway for additional parking

Property Construction: Brick built

Broadband: Super fast broadband speeds up to 15 Mbps available at the property  
Mobile Coverage No known issues, please contact 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).

## Points Of Interest

Ballard Private School	0.8 Miles
The Plough Inn	0.9 Miles
Sway Mainline Railway Station	2.3 Miles
Chewton Glen Hotel and Spa	2.1 Miles
Sway Butchers	2.3 Miles
Surgery	2.3 Miles
Hinton Admiral Station	2.8 Miles
Brockenhurst Mainline Railway Station	4.8 Miles
Brockenhurst Tertiary College	5.1 Miles
The Pig Restaurant	5.8 Miles
Lime Wood House Hotel	7.7 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:

The Cross, Burley, Hampshire, BH24 4AB

T: 01425 404 088 E: [burley@spencersnewforest.com](mailto:burley@spencersnewforest.com)

[www.spencersnewforest.com](http://www.spencersnewforest.com)