



Pippin House

Marlpit Lane, Bashley, BH25 5SE

SPENCERS
NEW FOREST



PIPPIN HOUSE

MARLPIT LANE • BASHLEY

A delightful detached Victorian family home ideally situated in an enviable position with beautiful countryside views, offering a complete sense of privacy and seclusion. This deceptively spacious double-fronted residence boasts both character and charm, combining period features with generous living accommodation, making it an ideal home for families seeking space and tranquillity.

Set within an impressive plot of just under three acres, the property benefits from extensive paddock land, perfect for those with equestrian interests or anyone wishing to enjoy a rural lifestyle. A range of useful outbuildings further enhance the appeal, offering excellent potential for storage, workshops and stabling.

£975,000







The Property

The property is entered via a front door leading into a covered brick-built porch with further internal door leading to the main entrance hall. Immediately on the right-hand side you have access to a lovely dining room with feature fireplace, wooden flooring and provides access to a well-proportioned office. Across the other side of the entrance hall is a bright and airy sitting room which offers a lovely front window, alcove storage and shelving, whilst all centred around a beautiful brick fireplace with inset log burner. At the rear of the property is a shaker style kitchen, with quarry style flooring, offering both low level and eye level storage units and quartz carbon black worktops. The kitchen itself is further complimented by an integrated Bosch fridge, dishwasher and a double fronted multi fuel five ring stove.

The kitchen opens into an extended breakfast room with a double-sided log burner with brick surround. The breakfast room has triple aspect view out to open paddocks and benefits from a cloakroom W/C, with space for utilities and a butler sink/hand basin. A rear door gives access to the grounds and gardens. Back from the kitchen further double doors lead to a conservatory that offers lovely views over the main garden and in turn give access to the gardens also. The downstairs accommodation is completed with a further utility style room offering base level units, cupboards and access to a storage room.



Stairs from the hallway lead to the first-floor landing where all bedroom accommodation can be found. Two large double bedrooms sit to the front of the property bedroom 1 featuring a fireplace. Both bedrooms enjoy lovely views towards the front. The third bedroom sits to the rear of the property. All bedrooms are serviced by a four-piece family bathroom.



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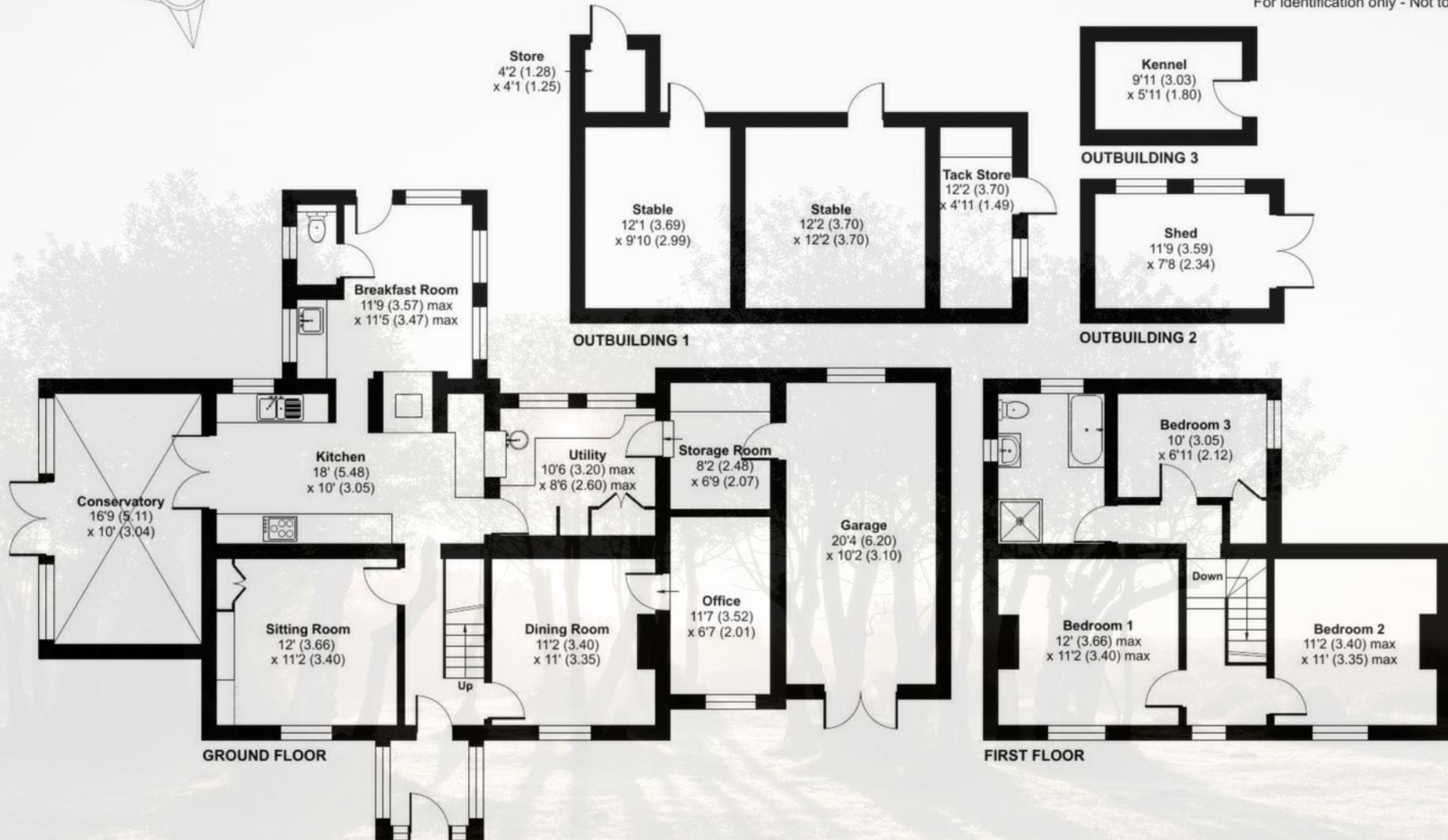
Approximate Area = 1700 sq ft / 157.9 sq m

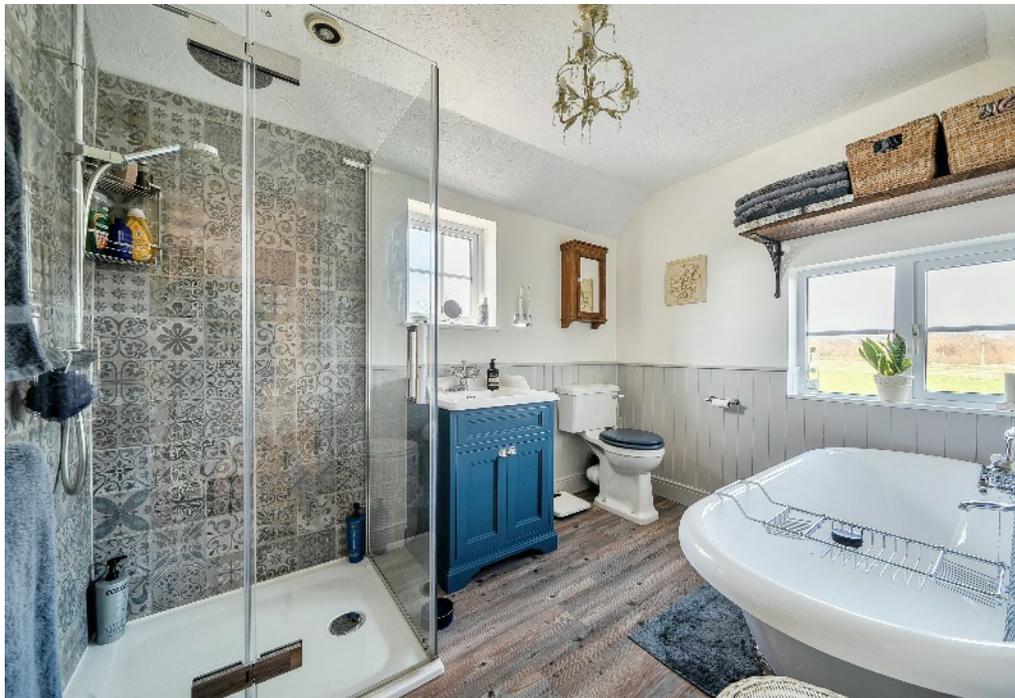
Garage = 205 sq ft / 19 sq m

Outbuildings = 491 sq ft / 45.6 sq m

Total = 2396 sq ft / 222.5 sq m

For identification only - Not to scale







Grounds & Gardens

Tucked away at the end of a long private track, the property enjoys a wonderful sense of peace, privacy and rural seclusion. The track leads to a driveway positioned to the side of the house, in front of the garage, providing a car port and convenient off-road parking for several vehicles.

A charming picket fence with well established garden and herbaceous borders, with a pedestrian gate opening onto a stone pathway that leads to the entrance door. The front garden has been attractively arranged with shingle, complemented by a variety of established plants and shrubs, creating a calm and inviting outlook.

The principal garden is located to the side of the property and is predominantly laid to lawn, bordered by hedging and fencing with a selection of shrubs throughout. A number of sheds and outbuildings provide useful external storage.

To the rear of the home, and accessed directly from the house, is a generous shingled yard area offering additional outdoor space. From here, fenced boundaries and traditional five-bar wooden gates open out to the paddocks beyond. Extending to just over two acres, the land not only enjoys far-reaching views but also provides an excellent equestrian opportunity.

The paddock is further complemented by a well-constructed stable block comprising two stables and a well-proportioned tack room, making this an ideal setup for those with equestrian interests.







Additional Information

Energy Performance Rating: F Current: 24 Potential: 60

Council Tax Band: F

Tenure: Freehold

Services: Mains electric

Heating: LPG

Drainage: Private drainage (Treatment Plant)

Parking: Private driveway and garage

Property construction: Brick built

Flood Risk: Very low

Broadband: FFTC - Broadband speeds up to 900 Mbps available at the property

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



Property Video Tour



Please scan QR code to watch our property video tour



The Situation

The property is situated inside the southern edge of The New Forest, within 1/4 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 our office in Burley proceed south turning right onto the A35 after about three miles. Continue for about 0.25 miles then turn left onto the B3058 Holmsley Road, signposted New Milton. Proceed through the wooded forest and continue on this road passing the Rising Sun on your left. After crossing the cattlegrid the entrance to Pippin House will be found on your left hand side.



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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