



Squirrels

*South Drive, Ossemsley, New Milton, BH25 5TN*

SPENCERS  
NEW FOREST





*An impressive and most attractive Victorian residence set in delightful gardens and grounds extending to approximately 4.7 acres*

## Ground Floor

**Covered Entrance Porch** - With pitched tiled roof. Part glazed handmade stained glass front door opening into

**Entrance Hall** - Marble tiled floor with underfloor heating. Access to all main reception rooms and stairs to first floor.

**Drawing Room** - Beautiful double aspect drawing room with French doors to the garden and an antique Victorian fire surround with wood burning stove

**Kitchen/Family/Dining Room** - Superb triple aspect, open plan, 'L' shaped area extending the full depth of the house. The kitchen area is fitted with a range of floor and wall-mounted units, an island unit and built-in appliances including a Bosch oven and Gaggenau steam oven, Gaggenau five ring hob with griddle and extractor over and a Gaggenau microwave with warming drawer under. There are pull-out pantry units, as well as space for dishwasher and an American style fridge/freezer.

**Utility Room** - Fitted with a range of floor mounted cupboards with worksurface over. Stainless steel sink with drainer, space and plumbing for washing machine and tumble dryer and separate WC. Rear door provides access to sun terrace.

**Study** - Fitted with built-in desk unit with drawers and cupboards under. Range of open shelving. Marble tiled floor with underfloor heating.

**£1,895,000**







*The property benefits from a swimming pool, hot tub and an excellent range of outbuildings, with access at the end of the lane onto the open forest*

## First Floor

**Landing** - Double doors giving access to useful storage cupboard. Exposed wooden floor. Doors to:

**Master Bedroom** - Double aspect room with views over the gardens. Antique Art Deco fireplace with inset wood burning stove and tiled hearth. Exposed wooden floor. Door to:

**En-Suite Bathroom** - Fitted with suite comprising a steam shower, wash hand basin, WC and heated towel rail. Tiled walls and floor.

**Bedroom 2** - Double aspect with views over rear garden and paddocks beyond. Exposed wooden floor.

**Bedroom 3** - Double aspect room overlooking the front garden. Built-in wardrobes and shelving.

**Bedroom 4** - Overlooking front garden. Fitted wardrobes and drawers. Exposed wooden floor.

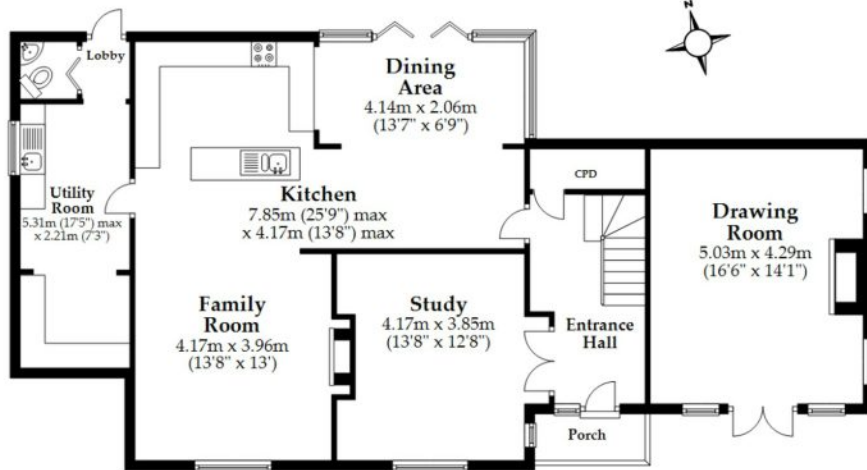
**Family Bathroom** - Fitted with a suite comprising a corner bath with shower over, wash hand basin set in a vanity unit with drawers under, bidet and wc. Tiled walls and floor.

**NB.** The opportunity exists to potentially extend the main property to create additional accommodation and obtain a change of usage for the existing workshop (subject to the necessary planning consents being granted).

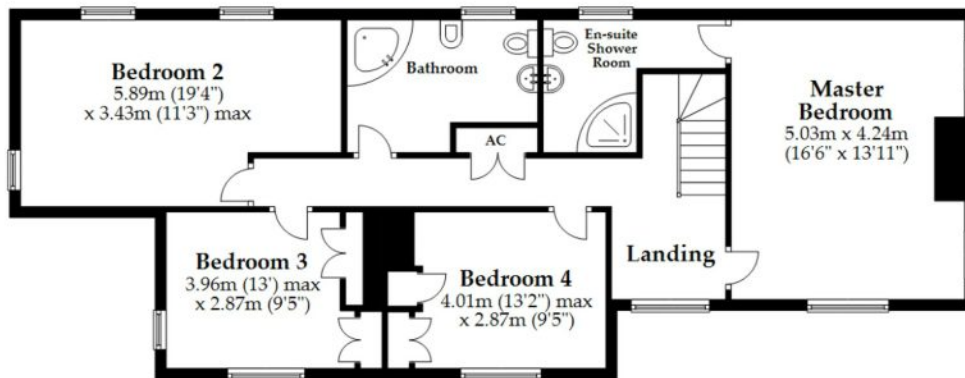
The property also benefits from solar water heating and under floor heating to the ground floor.

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

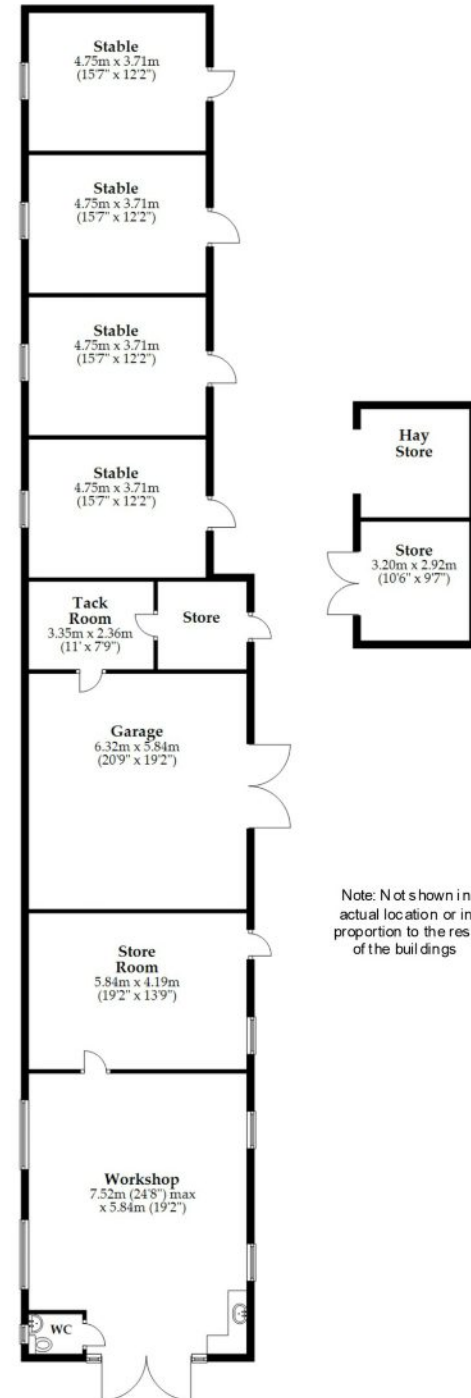
**Ground Floor**  
Approx. 119.5 sq. metres (1286.6 sq. feet)

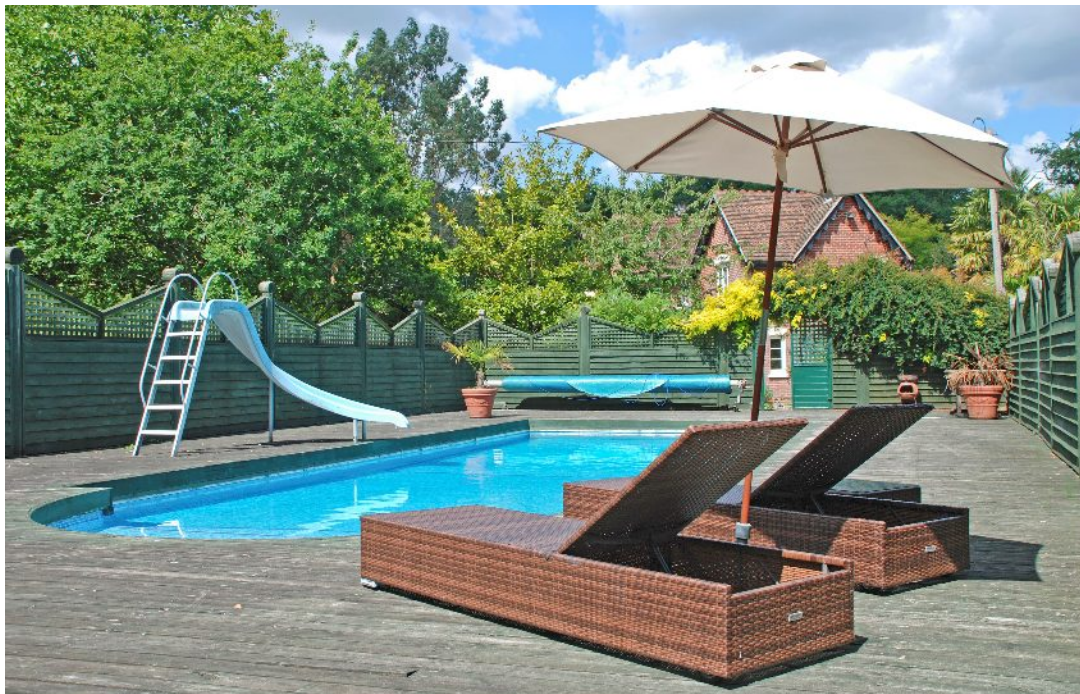


**First Floor**  
Approx. 94.4 sq. metres (1016.4 sq. feet)



**Outbuildings**  
Approx. 211.4 sq. metres (2275.3 sq. feet)





## Grounds and Gardens

The property is approached from South Drive via double electric gates and a driveway leading up to the house. The driveway then continues to the rear of house providing additional parking.

The front garden enjoys complete privacy and seclusion with an extensive brick terrace immediately to front of property. A wooden bridge leads across a brook onto a large area of lawn leading into a lightly wooded area. Set just behind and to the side of the property is an enclosed swimming pool area with decked surround and pool room incorporating a small changing room.

The rear garden features an extensive decked terrace area immediately to the back of the property with a raised carp pond and a further decked area housing a sunken hot tub.

The majority of the grounds are formed from four well fenced paddocks which benefit from secure perimeter fencing. Set within the grounds is an all-weather manege with rubber and sports sand surface further benefiting from all-weather flood lighting. Cross country jumps are also located in the paddock.



## Outbuildings

**Stable Block** - comprising four loose boxes.

**Storage/Hay Barn** - approached through double doors. Lined and insulated. Range of shelving. Strip lighting. Interconnecting door to:

**Tack/Harness Room** - which is lined and insulated. Shelving. Worktop. Power and strip lighting. Interconnecting door to:

**Rug/Drying Room** - which is lined and insulated. Range of shelving. Electric heating. Strip lighting.

**Workshop** - (Suitable garaging) approached through large double doors. Lined and insulated. Side aspect windows. Large central workbench. Power and strip lighting.

**Gymnasium** - which is lined and insulated. Wood flooring. Large mirrors to one wall. Window and strip lighting.

**Enclosed Kennel/Chicken Coup**

Further large useful parking/storage area.







## The Situation

Squirrels is situated in the hamlet of Ossemsley, which lies on the southern edge of the New Forest National Park and benefits from easy access to the nearby open forest.

Approximately two miles south is New Milton, a bustling town which has a good selection of independent shops, coffee shops, supermarkets and professional services, along with a mainline railway station for Bournemouth, Southampton and London Waterloo.

The popular Georgian market town of Lymington is about six miles away. The town is renowned for its high street, pretty cobbled Quay, sailing heritage and popular marinas offering opportunities to the water enthusiast.

There are many well regarded private and state schools within a short drive, including New Milton School, Highcliffe Secondary School, Ballard Independent School and Durlston Court.

## Directions

Take the B3058 New Milton turning off the A35. Stay on this road passing the Rising Sun on your left hand side and eventually just before the village shop and post office on your right, turn right into New Lane followed by immediate right into South Drive. Travel along until the entrance to Squirrels can be seen on your right and is named.

## Services

Energy Efficiency Rating: D

Mains water and electricity, oil fired central heating, private drainage.

## 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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