



Hollybank Cottage

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

SPENCERS  
NEW FOREST





*Hollybank Cottage is a charming three bedroom, three reception room cottage, which has been modernised to a high standard by the current owners offering beautifully appointed accommodation*

## The Property

Covered entrance porch leads to a solid timber stable style door and in turn to the entrance lobby, with stairs to the first floor and a door leading through to the sitting room, a twin aspect room with a window to the front and French style doors with glazed side panels leading to the rear terrace and garden beyond. A striking feature of the room is the brick built fireplace housing a log burning stove, exposed ceiling timbers and sliding doors leading through to the garden room which has French style doors leading to the rear terrace with glazed side panels and polycarbonate roof and a door leading to the study.

From the sitting room access is gained to the dining room, which once again has exposed ceiling timbers, windows to the front and to the garden room, turning staircase to the first floor with under stairs storage cupboard and a door leading to the study, which has a window overlooking the rear garden and a door to the garden room.

From the dining room access is gained to the kitchen, which has been newly fitted by the current owners to offer a beautiful shaker style kitchen which has a full range of low level units with Rangemaster cooker with 5 ring gas hob, inset ceramic sink unit, exposed ceiling timbers, windows to the front and rear and an opening leading through to the utility room, which once again has a range of built-in high and low level units housing gas fired Worcester boiler, space and plumbing for domestic appliances, a door to the rear terrace and garden beyond and a door to the ground floor cloakroom with low level WC, wash hand basin and a window to the front.

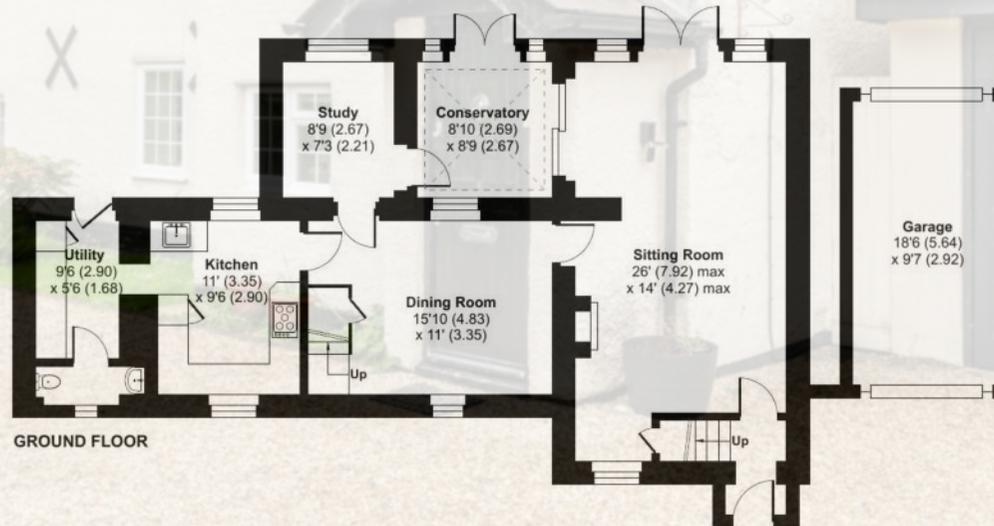


FLOOR PLAN

# Bashley Common Road, New Milton, BH25

Approximate Area = 1601 sq ft / 148.7 sq m  
Garage = 179 sq ft / 16.6 sq m  
Total = 1780 sq ft / 165.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n4cheom 2024. Produced for Spencers of the New Forest Ltd. REF: 1131075



*The property is ideally situated only a short walk from the open forest and short drive from the coast. This delightful cottage also benefits from a detached garage and a large secluded and well maintained rear garden*

### The Property Continued...

From the dining room the staircase leads to one of the two landings and gives direct access to the principal bedroom which has a window to the rear, trap to the roof space and opens into the dressing room area once again with a window to the rear and a range of built-in wardrobes. A door leads to the en suite shower room with shower cubicle, low level WC and wash basin in vanity unit and a window to the front.

Bedroom two has a range of built-in wardrobes, a window to the rear and a door leading through to a Jack and Jill style bathroom with free standing roll top bath with shower over, low level WC and wash basin with window to the rear. A door from here leads through to the second landing with staircase to ground floor and access into bedroom 3, with built in storage and window to the front.



### Grounds & Gardens

To the front an in and out driveway affords ample parking and access to the garage, which has up and over doors to the front and rear. There is also a lawned area bounded by hedgerow. The rear garden is a delightful feature, comprising a good sized lawned area with further shrub and hedge borders. A paved patio adjoins the property with a further feature circular patio at the far end of the garden.



**£775,000**





## 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 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 Hollybank will be found after a about half a mile on your left hand side.

## Services

Energy Performance Rating: D

Tenure: Freehold

Mains electricity, water and gas - Private drainage





*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*

## 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 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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