



CLAREMOUNT • ST JOHNS ROAD • BASHLEY, NEW MILTON • BH25 5SB £699,950

A rare opportunity to purchase this three bedroom detached family house, located in the popular village of Bashley, with the benefit of a large well maintained south facing garden, garage, driveway parking, offers scope for modernisation and extension (STPP) and is offered for sale with no forward chain.

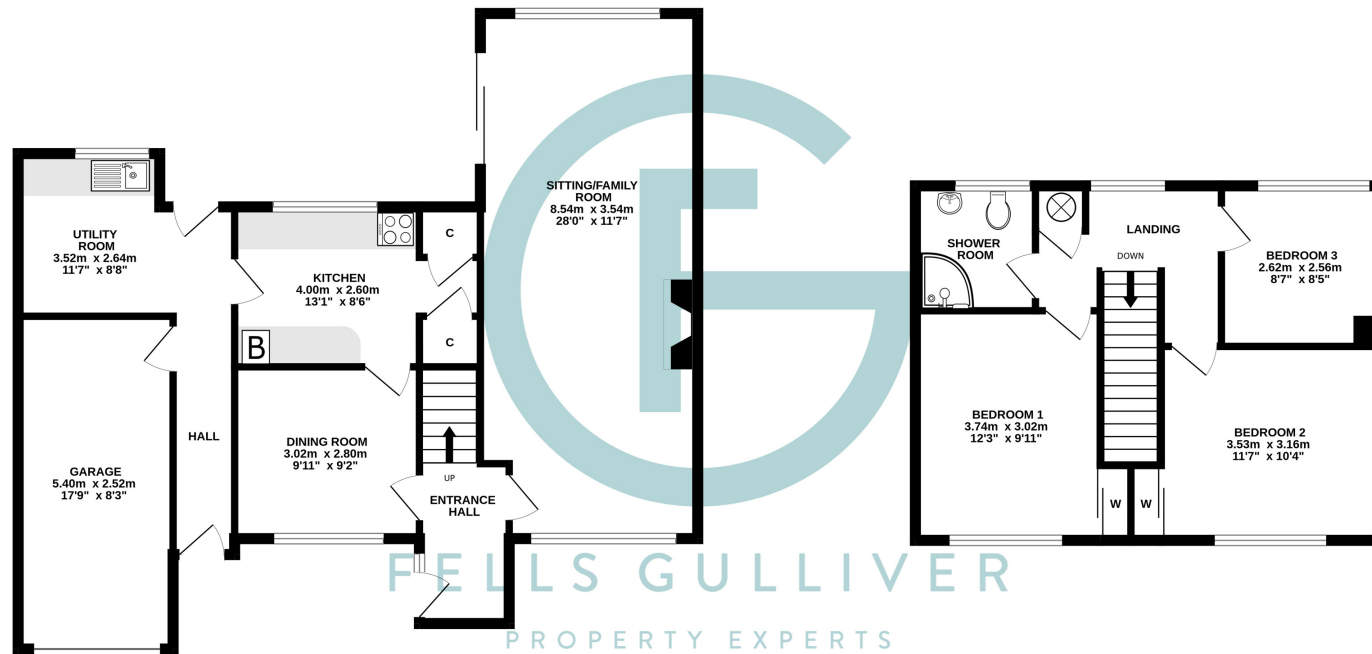


FELLS GULLIVER

PROPERTY EXPERTS

GROUND FLOOR
79.0 sq.m. (850 sq.ft.) approx.

1ST FLOOR
43.4 sq.m. (467 sq.ft.) approx.



TOTAL FLOOR AREA: 122.4 sq.m. (1317 sq.ft.) approx.
Made with Metropix ©2024

Property Specification



- First time coming to the market for 55 years
- Offered for sale with no forward chain
- Large well maintained private south facing rear garden
- Located in a quiet road within the village, close to amenities
- Utility room
- Large sitting/dining room enjoying views over the large garden
- Dining room
- Three first floor bedrooms
- Integral garage and driveway parking
- Separate kitchen overlooking rear garden

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	22	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Description

This delightful three bedroom detached house is located in a quiet road, close to village shops and amenities. The property benefits from a large well maintained south facing rear garden, garage and driveway parking and offers potential to modernise and extend (subject to planning permission).

Covered entrance with front door leading into the entrance hall with stairs rising to the first floor. Door into the large dual aspect sitting/dining room which runs the full length of the house and has a feature fireplace and mantelpiece with gas fire. Glazed sliding door through to the kitchen, windows to the front and rear along with sliding patio doors to the side leading out to the rear garden. From the hallway, door into the dining room with window to the front aspect and obscure glazed door leading into the kitchen. The kitchen has a range of floor and wall mounted cupboards and drawer units with worktop over and inset stainless steel sink unit with mixer tap over, tiled splashbacks, two built-in larder cupboards, floor mounted boiler, space for cooker, space for tall fridge freezer, window to the rear aspect overlooking the garden. Glazed door leading through to the inner hall, in turn leading through to the utility room which has cupboards and drawer units with inset stainless steel sink unit with mixer tap and window overlooking the rear garden. Space and plumbing under the worktop for washing machine and dryer and space for other white goods if needed. Obscure glazed pedestrian door leading out to the rear garden. From the inner hallway, there is a pedestrian door leading in to the garage with power and light. There is a further part glazed pedestrian door/alternative front door leading from the inner hall giving access to the front garden and the garage has an up and over door.

First floor landing with airing cupboard housing the hot water cylinder and shelving for linen storage. Hatch giving access to the loft void. Master bedroom with built-in wardrobe with sliding doors and window to the front aspect. Double bedroom two with built-in wardrobe with sliding doors and window to the front aspect. Bedroom three with window to the rear aspect with views over the rear garden. Modern shower

room comprising a fully tiled shower cubicle with mixer shower and sliding doors, pedestal wash hand basin with mixer tap, low level WC, heated towel rail, obscure window to the rear aspect, fully tiled walls and floor.

Outside to the front, the property is approached via a curved low wall on either side of the five bar gate leading onto the driveway, in turn leading up to the garage. There is hedging to the front and an area of lawn with various flower bed borders, shrubs and plants and a path leading up to the front door and round to the right of the property where there is a wooden pedestrian gate giving access through to the rear garden.

The large mature rear garden is a real feature of this property and is of a sunny southerly aspect. There is a paved patio area adjacent to the rear of the house, with the remainder being laid to lawn with a hedge with cut out archway running across the middle of the garden dividing the garden into two sections. The area of garden beyond the feature hedge is mainly laid to lawn with greenhouse. There is path on the right boundary running down the length of the garden, a rockery area, greenhouse, shed and various flower bed borders and various plants, shrubs and trees interspersed throughout the garden.

The location of the property has the ease of transportation that marks Bashley out from other villages in the forest. The open forest is at the end of the village with the coast a short drive away. The A35 is easily accessible for the cities of Southampton and Bournemouth each being 30 mins away by car. Mainline rail transport links direct into London and Weymouth are every 30 mins from the nearby town of New Milton making working and daytrips very manageable whilst living in an idyllic part of the country. Bashley village has a local Post Office, Shop, garden centres and a popular New Forest public house. The area is well supported for state and private schools with Ballard School at less than a mile's distance away.





Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS



Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com

Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS



Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 lymington@fells-gulliver.com fells-gulliver.com



Fells Gulliver (Lymington) Limited give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



FELLS GULLIVER

PROPERTY EXPERTS