



9 Ossemsley Manor

Ossemsley, Christchurch, BH23 7EE,

SPENCERS
NEW FOREST





A delightful four bedroom mansion house apartment located in this highly sought after and peaceful location

The Property

Built in 1908, Ossemsley Manor was converted to its current form in 1982, providing a total of nine apartments. The property benefits from many traditional Edwardian features such as high ceilings and full height windows.

A half glazed front door leads to the entrance hall with a staircase leading to the first floor. Immediately to the right is the principal bedroom, with double aspect views over the surrounding grounds, a fitted wardrobe and further benefits from an en-suite comprising a low level WC, hand wash basin and fitted bath with overhead shower. Returning back into the hallway to the right is the kitchen/breakfast room, with a full range of built-in high and low level units in cream incorporating a oven and grill, hob with extraction over and a stainless steel sink unit. There is a window to the front elevation and space for an upright fridge/freezer.

Further to this level is the sitting/dining room, a large room once again with the full height window to the front of the building, providing an abundance of natural light. Three steps then lead to a further bedroom, with views to the front elevation and a bathroom featuring a fitted bath, low level WC and hand wash basin. From here a staircase then leads to the second floor and has a half landing storage cupboard, providing ample storage. To the second floor lies the third bedroom with triple aspect views and another set of stairs leading to the fourth bedroom which also features triple aspect views through character windows.

£395,000



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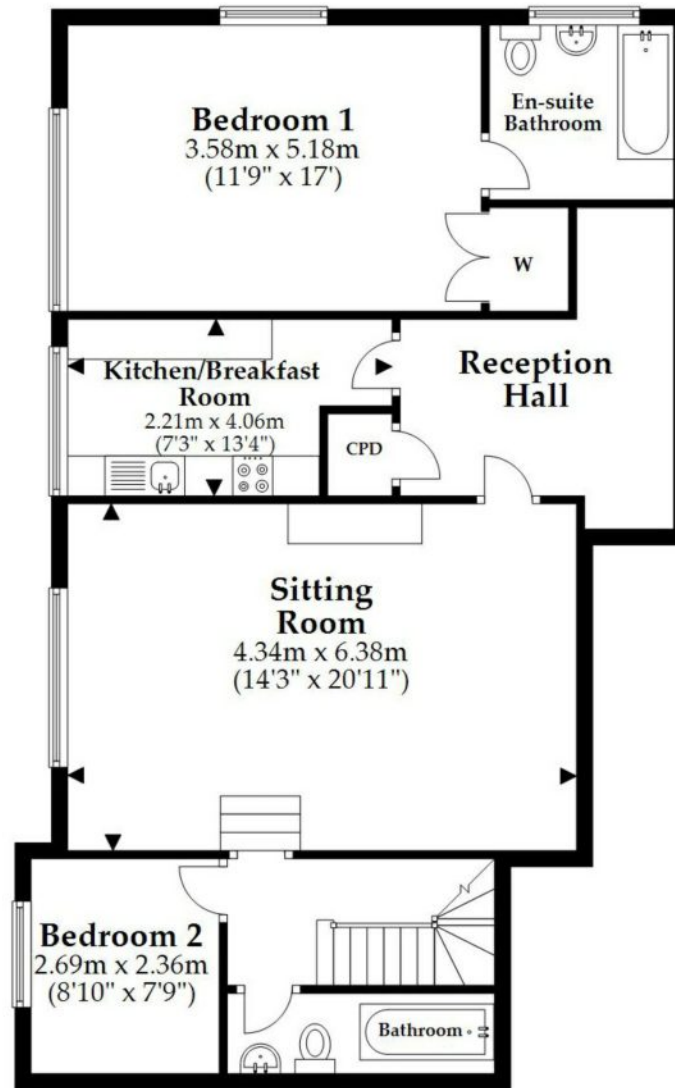
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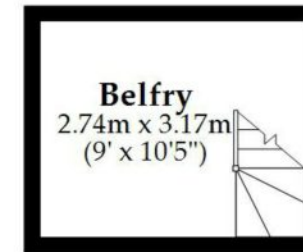
First Floor

Approx. 89.7 sq. metres (965.7 sq. feet)



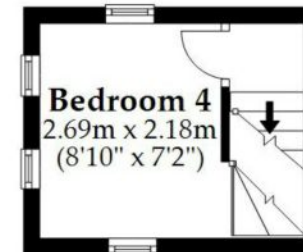
Fourth Floor

Approx. 8.7 sq. metres (93.7 sq. feet)



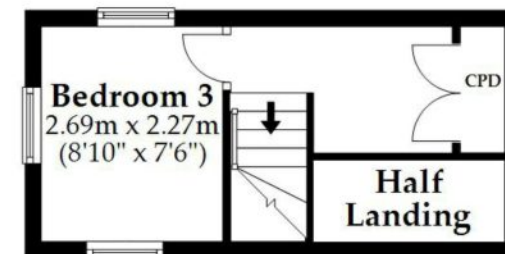
Third Floor

Approx. 8.7 sq. metres (93.3 sq. feet)



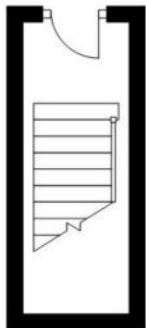
Second Floor

Approx. 15.6 sq. metres (168.2 sq. feet)



Ground Floor

Approx. 4.9 sq. metres (52.3 sq. feet)



Total area: approx. 127.6 sq. metres (1373.3 sq. feet)

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



The property benefits from a single garage in a nearby block and use of the communal garden approaching three acres

Grounds and Gardens

A long sweeping private drive leads to a substantial gravelled parking area allowing ample parking. The property has its own garage in a block with electricity.

There is also a most attractive communal gardens with the overall grounds extend to approximately 3 acres, being beautifully maintained under contract with large areas of lawn, interspersed with a variety of mature trees and ornamental shrubs. To the southerly elevation is a fine paved seating terrace with an ornamental balustrade that affords a fine view out over the neighbouring farmland.

Directions

From the M27 junction 1 (Cadnam) continue south through the forest on the A35 through the village of Lyndhurst following the directional signs for Bournemouth/ After approximately 10 miles , on passing “The Retreat” take the turning on the left signed Beckley Common.

Continue along the lane for approximately 0.25 mile and on going into the left hand bend, turn left onto the gravel access track. Continue along the track to the fork bearing right past a former lodge house onto the tarmac approach driveway. Continue along the tarmac driveway to the gated entrance to the Manor.





The Situation

Ossemsley Manor occupies a rural location surrounded by privately owned farmland and woodland. The bustling coastal town of New Milton is situated approximately 3 miles south east and offers a diverse range of facilities together with a useful mainline rail station (London/Waterloo).

The priory town of Christchurch with its renowned harbour is some 5 miles south west, whilst miles of open forest lie to the north and east. The A35 (approximately 1 mile east) crosses the forest connecting the coastal resort of Bournemouth with Southampton and in turn the M27/M3 motorway network.

Services & Property Information

Energy Efficiency Rating: N/A

Tenure: Each apartment owns a share of the freehold. A new lease was created for the term of 125 years with effect from 1st February 1996. The residents have formed their own Management Company (Ossemsley Manor Management Limited) which owns the freehold.

Maintenance: Charges to be confirmed and include building insurance, communal lighting and upkeep of the common parts and grounds, this being collected half yearly in January and July.

Services: Mains water, electricity - Private drainage





The Grade II Edwardian country home used to house the nightclub linked to the affair between Secretary of State for War John Profumo and call-girl Christine Keeler

Points Of Interest

Bashley Post Office	1.0 Miles
Bashley Cricket & Football Club	1.0 Miles
Burley Villa School of Riding	1.1 Miles
Ballard Private School	1.3 Miles
The Rising Sun	1.4 Miles
New Milton Railway Station	1.5 Miles
The Cat and Fiddle Harvester	1.6 Miles
New Milton Health & Leisure Centre	1.7 Miles
New Milton Library	1.7 Miles
Hinton Admiral Station	1.9 Miles
Tesco Extra	2.2 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:

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