



**Toad Hall**

*Bashley Cross Road, Bashley, New Milton, BH25 5SZ*

**SPENCERS**  
NEW FOREST









*Nestled on the outskirts of serene countryside, this charming link-detached cottage offers three bedrooms and flexible living accommodation, whilst exuding charm and character*

## The Property

Upon entering, there is a spacious entrance porch that leads to the open-plan hallway, featuring a convenient downstairs cloakroom. The inviting living room seamlessly connects to the garden, boasting a fireplace with a log burner, flowing into the family/dining room.

The well-appointed kitchen/breakfast room opens onto one of the courtyard areas, offering a perfect blend of indoor and outdoor living.

Continuing, there is a further and extremely versatile room which could serve as either an additional ground floor bedroom or a reception room with a kitchenette area, providing access to a courtyard garden.

A striking spiral staircase leads up to a bedroom with an ensuite shower/wet room, offering potential for a self-contained annexe.

Ascending to the first floor, the landing leads to three double bedrooms, each offering picturesque rural views. The principal bedroom has an ensuite bathroom, whilst the remaining two bedrooms are serviced by the family bathroom, which features a roll top freestanding bath and a separate walk-in shower.

**£665,000**



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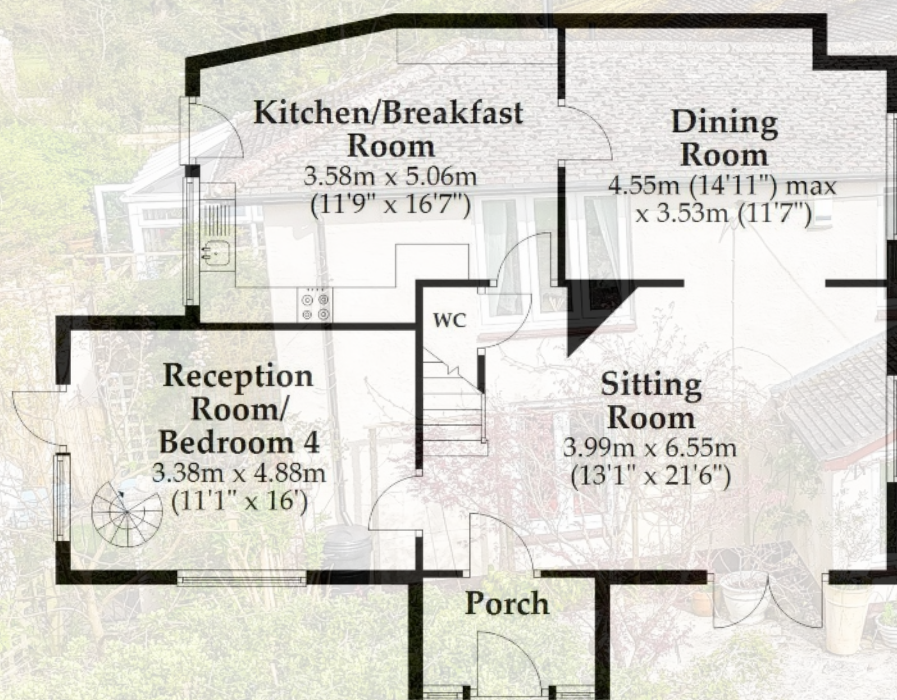
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Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

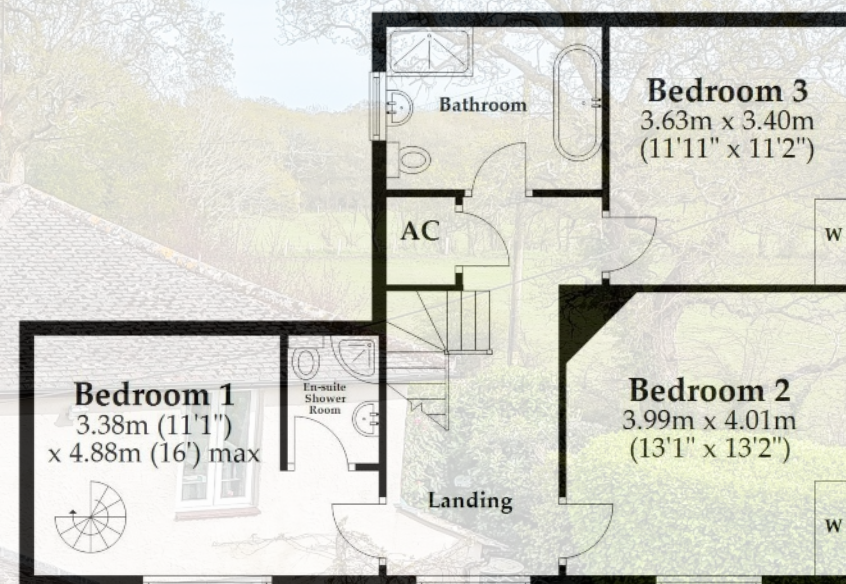
## Ground Floor

Approx. 82.7 sq. metres (890.2 sq. feet)



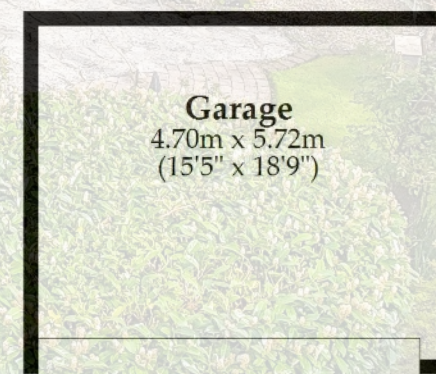
## First Floor

Approx. 67.4 sq. metres (725.3 sq. feet)



## Garage

Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 176.9 sq. metres (1904.6 sq. feet)

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



LJT SURVEYING





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*The property boasts delightful gardens and features a double garage, all complemented by breathtaking rural views over the surrounding fields*

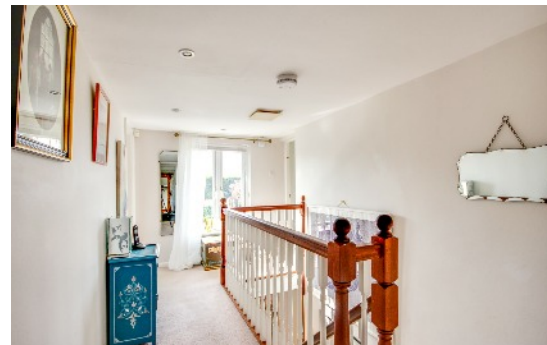
## Grounds & Gardens

The property sits on a charming, private plot accessed via electric gates, with off-road parking adjacent. The driveway leads to a large, detached garage with an electric door, providing ample parking and potential storage space with its pitched roof. The garage also includes utility and workshop areas.

The cottage enjoys a secluded and sunny garden, featuring a lush lawned area, various shrubs, a summer house, and a paved patio adjacent to the property.

Additionally, there are two separate courtyard areas, one accessible from 'Toads Pad', the potential annexe which offers its own small garden space. A summer house, equipped with power and water, adds to the outdoor amenities.

Adjacent to the garden lies a sizable area of unclaimed grassland, presenting an opportunity to expand the existing garden area which the current vendors are pursuing.



## Annexe Accommodation







## Services

Energy Performance Rating: C

Council Tax Band: E

Tenure: Freehold

Mains water and electricity supply - Private drainage - Oil fired central heating

## Directions

From the traffic lights in the centre of New Milton proceed in a northerly direction along Station Road, continuing out of New Milton, over the railway bridge and into Fernhill Lane. Proceed out of town and upon reaching the Bashley crossroads roundabout and take the first exit onto Bashley Cross Road. Continue for 0.5 miles passing Ferndene Farm Shop on your left and then take the second left on to New Lane and property can be found shortly on your right-hand side.







## 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).

## Points Of Interest

New Milton Train Station	1.5 miles
Barton on Sea	2.9 miles
Ballard School	1.1 miles
New Milton Town Centre	1.5 miles
Chewton Glen Hotel & Spa	2.3 miles
Cycle into Heart of the Forest	1.4 miles
Barton on Sea Golf Course	3.0 miles
Mudford Quay	5.6 miles
Bournemouth Town Centre	11 miles

## Viewing

By prior appointment only with the vendors 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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