



**Rafters**

*5 Home Farm, Angel Lane, Ashley Clinton, New Milton, BH25 5PT*

**SPENCERS**  
NEW FOREST





*A characterful and individual single storey period cottage situated in a glorious rural setting enjoying fine views, being part of a small complex derived from a range of Estate farm buildings.*

### The Property

Front door situated off a quiet enclosed courtyard opens into a light and airy entrance hall with doors leading to all rooms and a useful coat cupboard. The kitchen is newly fitted to a high standard with modern units, integrated appliances, an electric Neff oven, space for a fridge/freezer. There is also room for a small breakfast table. A door leads out from the kitchen to the pretty and private rear garden. Double glass doors leading into the lounge with a stunning feature brick surround and working wood burner, doors leading to the delightful front courtyard and views over the farmland to the side. This light and airy room offers space for relaxing as well as an area for a dining table. The master bedroom offers lovely views of the rear garden, boasts a modern ensuite shower room and fitted wardrobes.

There are a further 2 double bedrooms benefiting from views over farmland and a use of a contemporary family bathroom.

**£575,000**



FLOOR PLAN

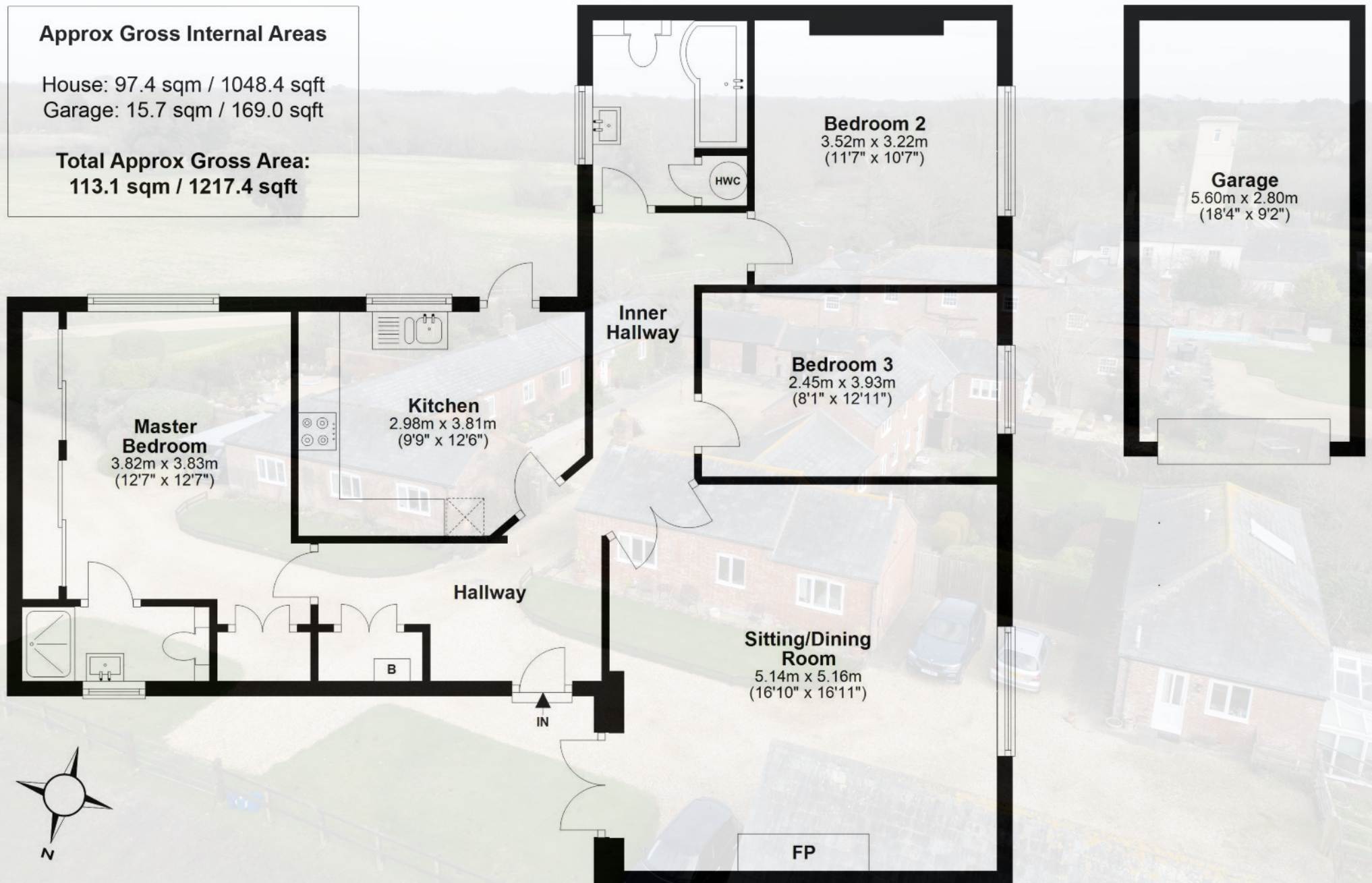
**Approx Gross Internal Areas**

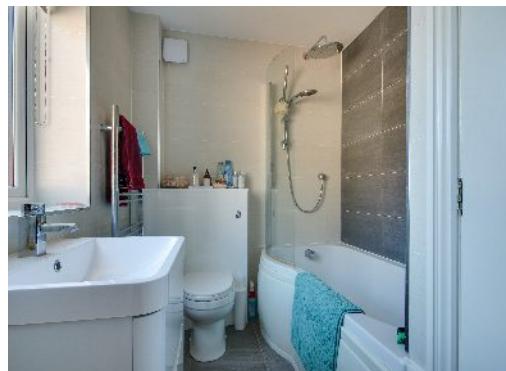
House: 97.4 sqm / 1048.4 sqft

Garage: 15.7 sqm / 169.0 sqft

**Total Approx Gross Area:**

**113.1 sqm / 1217.4 sqft**





*The property benefits from the recent installation of a new bathroom and en-suite shower room as well as a refitted kitchen/breakfast room.*

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## Directions

From our office on the Lymington High Street, turn right and at the top of the High Street, bear left onto the A337 towards Milford and Christchurch. Take the second exit at the roundabout in Pennington and continue for approximately two miles, passing the Hyundai garage at Everton on the right and continue for approximately another two miles turning left into Angel Lane. Continue along Angel Lane for about 1/2 mile and the entrance to Home Farm can be found on the left hand side. Where the track forks take the right hand exit where there is visitor parking immediately along side the post and rail fence. Upon leaving your car walk straight ahead where the property can be found on the left hand side.

## Services

Energy Efficiency Rating: E Current: 41 Potential: 66  
Council Tax Band: F  
Mains electricity & water, LPG heating, private drainage.



## Situation

The property is situated approximately 1 mile inland from the coastline of Christchurch Bay with its bathing beaches and cliff top golf course. The village of Milford on Sea lies approximately 3 miles south east, whilst the A337 connects to the town of New Milton, being approximately 2 miles west, where there is a mainline rail connection to London/Waterloo. The Georgian market town of Lymington, famed for its river, marinas and yacht clubs, is approximately 5 miles to the east. There is a popular and testing cliff top Golf Course within minutes drive down a country lane off the Estate, being situated at nearby Barton on Sea. To the north is the New Forest village of Lyndhurst and Junction 1 of the M27 which links to the M3 for access to London.



## Grounds & Gardens

There is an enclosed, south facing pretty rear garden which offers a private and quiet retreat. Adjacent to the property is a full width patio for entertaining and this leads on to a lawned area with an ornamental herbaceous border providing colour and interest. The whole is well enclosed by a combination of brick walls and/or close board fencing. A side pedestrian gate opens to a gravelled approach providing an area of parking private to the property. There is also a garage in a nearby block.



*Outside, there is a sunny rear garden, off road parking and a garage.*

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## Property Video

Point your camera at the QR code below to view our professionally produced video.



## Important Information

Spencers of Lymington 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 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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