



Meadowside

*Bashley Road, New Milton, BH25 5RY*

SPENCERS  
NEW FOREST





*A beautifully presented Edwardian red brick cottage which has been renovated to an extremely high standard over recent years*

## The Property

Entering through a stable door, a welcoming hallway with part panelled walls and a bespoke storage bench leads through to the impressive kitchen. This Howdens fitted kitchen cleverly blends contemporary living with its characterful surroundings and now offers a comprehensively fitted space ideal for modern day living. The stunning shaker style units with granite work top allow for ample storage and prep space and are further complimented by a ceramic butler sink, instant hot water tap, five ring Rangemaster with double oven, wine cooler, integrated dishwasher and pantry. To the end of the kitchen is a space ideal for a dining room table with patio doors providing access to the outside.



To the other side of the hallway is a well-equipped utility room with sink, boiler, space for washing machine, and separate WC with towel radiator and sink. The ground floor is completed by three further reception spaces allowing for a variety of uses from a sitting room, separate dining room, snug, playroom or even a fourth bedroom.

In front of a second porch area providing access to the garden and further storage space, stairs ascend to the first floor. A generous sized master bedroom enjoys views over the front courtyard and space for wardrobes along the side wall. An attractive en-suite mirrors the design of the family bathroom and offers a walk-in shower, WC, sink and towel radiator.



The first floor offers two further double bedrooms both served by a family bathroom with an impressive freestanding roll top bath with freestanding shower attachment, walk in shower, WC, sink and towel radiator.

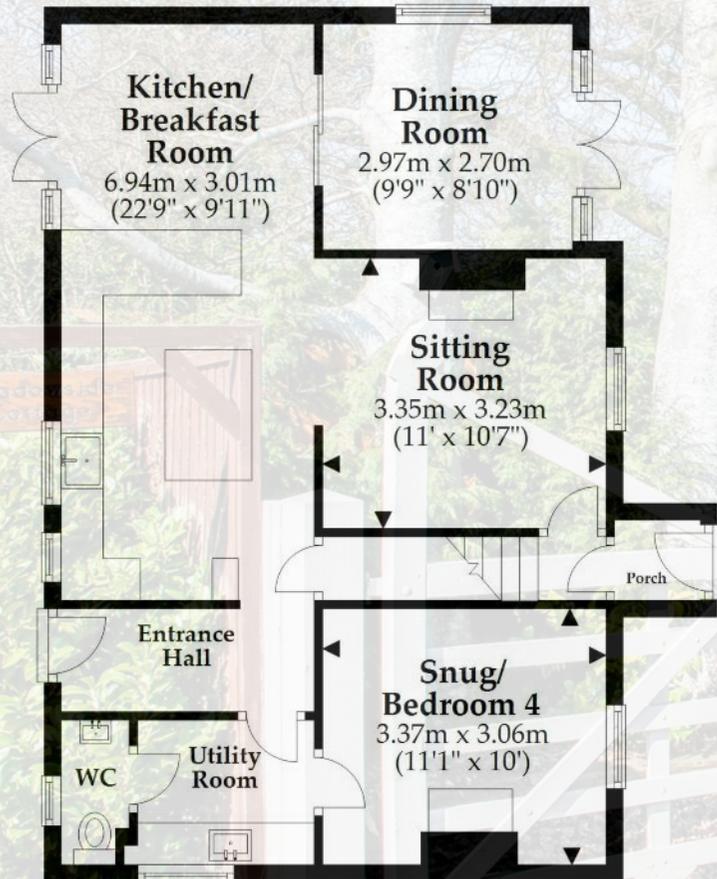
**Agents Note:** All of the tiled floors and bathrooms benefit from under floor heating.

FLOOR PLAN



### Ground Floor

Approx. 65.0 sq. metres (699.8 sq. feet)



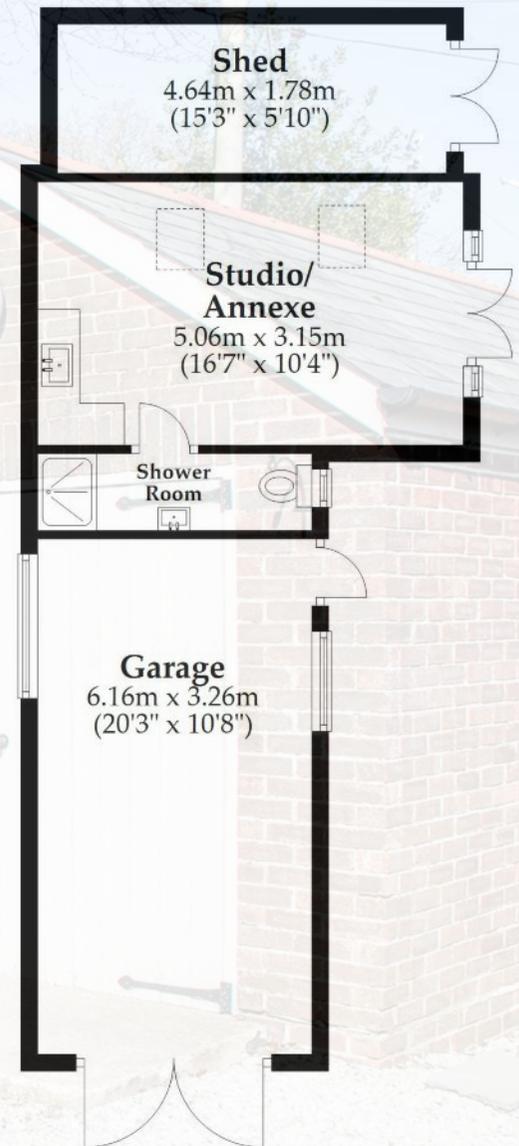
### First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



### Outbuilding

Approx. 48.4 sq. metres (520.9 sq. feet)



Total area: approx. 160.4 sq. metres (1726.5 sq. feet)

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





*The property is situated moments from the open forest and further benefits from a south facing garden, garage, off street parking and a well-appointed studio/annexe*

## Grounds & Gardens

A generous sized driveway laid to gravel provides off street parking for three vehicles and access into the single garage to the side. A feature brick wall with a side gate leads to a courtyard area (ideal for entertaining) linking the outbuilding with the main house and an implement shed is found to the side of the outbuilding.

The courtyard style paving continues around the property leading to the principal rear garden. This area is extremely private and predominately laid to lawn enjoying a southerly orientation. Raised borders currently house feature ornamental trees and a sun terrace is found in the corner of the garden thoughtfully placed to enjoy the evening sun.



## Services

Energy Performance Rating: D

Council Tax Band: F

Tenure: Freehold

All mains services connected

**£760,000**





## Studio/Annexe

An extremely versatile studio space which offers potential to be used as either a home office, gym or annexe with an adjoining en-suite. This extension of accommodation from the main residence benefits from oak effect flooring with under floor heating, Velux windows and a kitchenette.

## 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 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 continue straight ahead and the property can be found on the right hand side just after the garden centre.





*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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