



Ytene Way

*Bashley Common Road, Bashley, BH25 5SF*

SPENCERS  
NEW FOREST





# YTENE WAY

## BASHLEY COMMON ROAD • BASHLEY

*An exciting opportunity to acquire this wonderful Equestrian property located in Bashley, just moments from the open forest and a short drive to the coast. Ytene Way is a four/five bedroom chalet style home, presented in immaculate condition having been refurbished to a high standard in recent years and offering versatile accommodation including a potential one bedroom self contained annexe. Set within five and a half acres of stunning paddock land and gardens, the property also benefits from a stable block, triple garage and a 20m x 40m riding arena.*

**£1,250,000**



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## The Property

Accessing the property through the front door with storm porch over, you are welcomed into a light and airy hallway with vaulted ceiling. The hallway gives access to all ground floor accommodation and the staircase leading to the first floor bedroom suite. To the front of the property there are two generous sized double bedrooms with front aspect and space for free standing wardrobes. There is both a family bathroom and separate shower room which facilitate these bedrooms on this floor. A spacious study also sits to the front of the property which could also be utilised as an additional bedroom.

The staircase takes you up to the first floor with an area of landing with Velux window, useful for additional study space or storage. Leading through into the impressive primary bedroom suite which offers incredible far reaching views of the gardens and paddocks from large Velux windows along both aspects. Facilitated by a large en suite with both bath and shower.

The sitting room is situated to the rear of the property with bifolding doors onto the rear terrace and garden. A feature fireplace with log burning stove makes this room cosy whilst also being light and bright. The dining room sits adjacent and is linked via bifolding doors, creating the option to have this space open when entertaining. There is ample space for a large dining table and this room also benefits from bifolding doors out to the rear terrace. The kitchen/breakfast room is the central hub of the home and features a beautiful Shaker style kitchen with both low and high level units providing a wide range of storage along with quality fitted appliances including dishwasher and fridge/freezer. Further comprising a one and a half bowl sink, Rangemaster cooker with five ring gas hob and a peninsula used as a breakfast bar, completes the kitchen. Open to the breakfast area with French doors out to the rear terrace and a further front entrance back onto the driveway. From the breakfast area there is access into the conservatory which creates another lovely sitting room with views onto the rear gardens and paddocks beyond. There is also access into the spacious utility room which provides further storage, worktop space, an additional sink and houses the white goods.



A potential one bedroom self contained annexe sits off of the utility room with a separate entrance door outside. The bedroom is a generous double with a newly fitted en suite shower room and creates flexible multi-generational living accommodation.













# Bashley Common Road, New Milton, BH25

Approximate Area = 2357 sq ft / 218.9 sq m

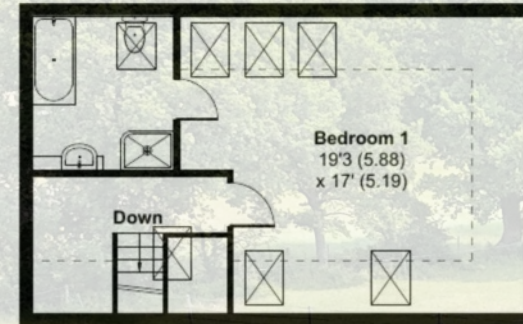
Limited Use Area(s) = 150 sq ft / 13.9 sq m

Garage = 748 sq ft / 69.4 sq m

Outbuilding = 845 sq ft / 78.5 sq m

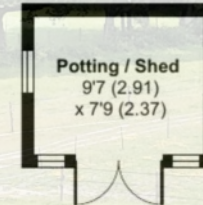
Total = 4100 sq ft / 380.9 sq m

For identification only - Not to scale

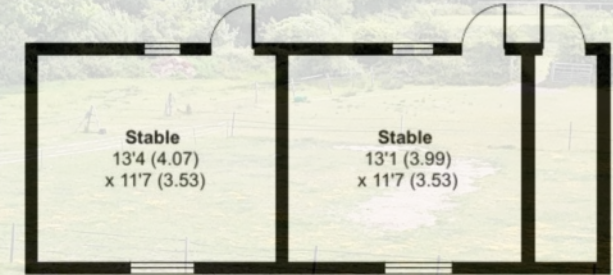


FIRST FLOOR

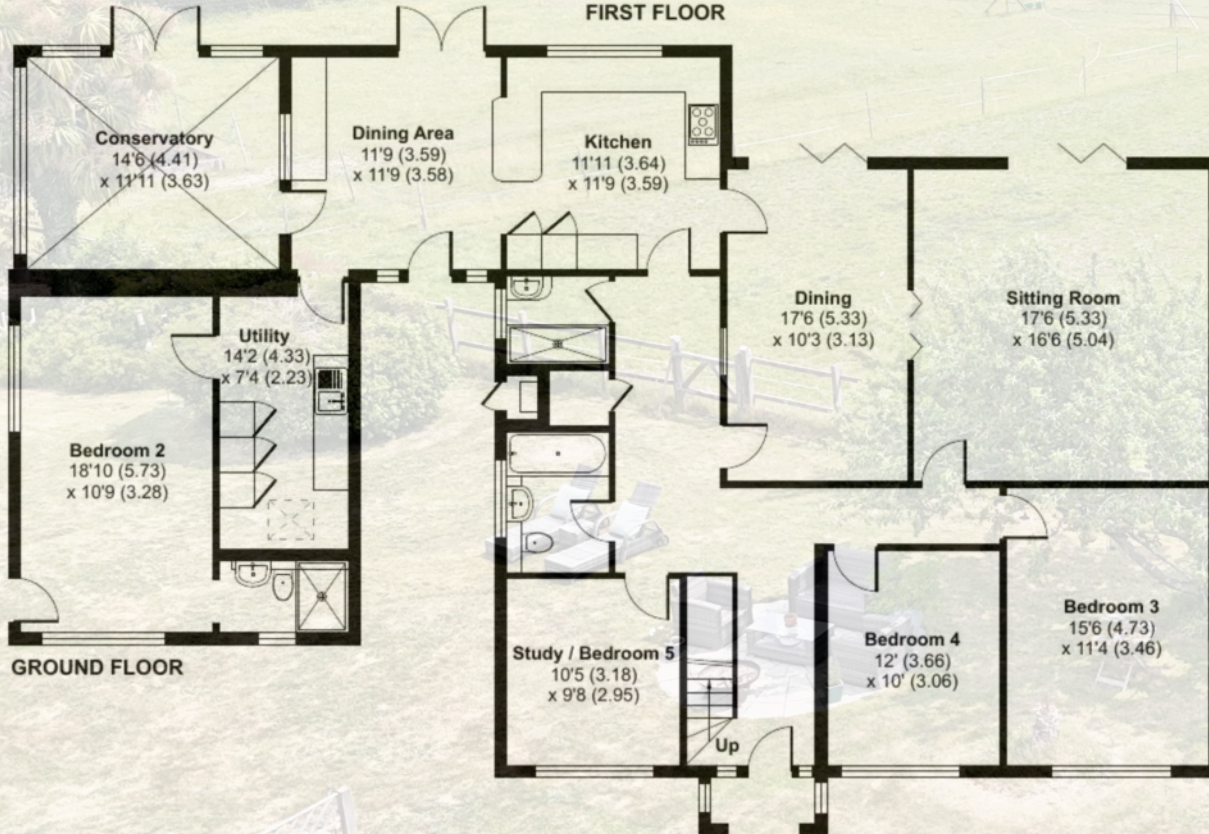
Denotes restricted  
head height



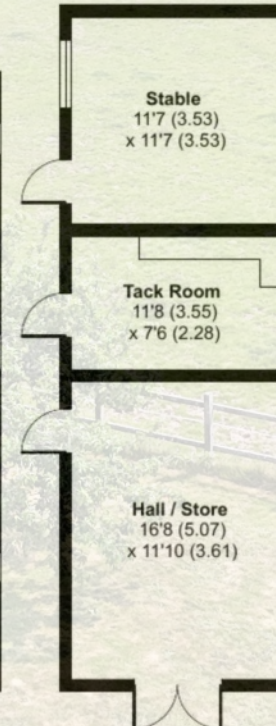
OUTBUILDING 6



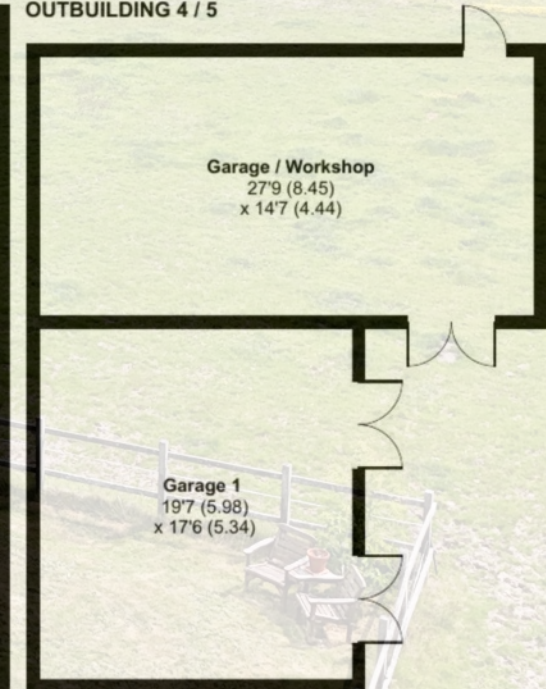
OUTBUILDING 4 / 5



GROUND FLOOR



OUTBUILDING 1 / 2 / 3



GARAGE







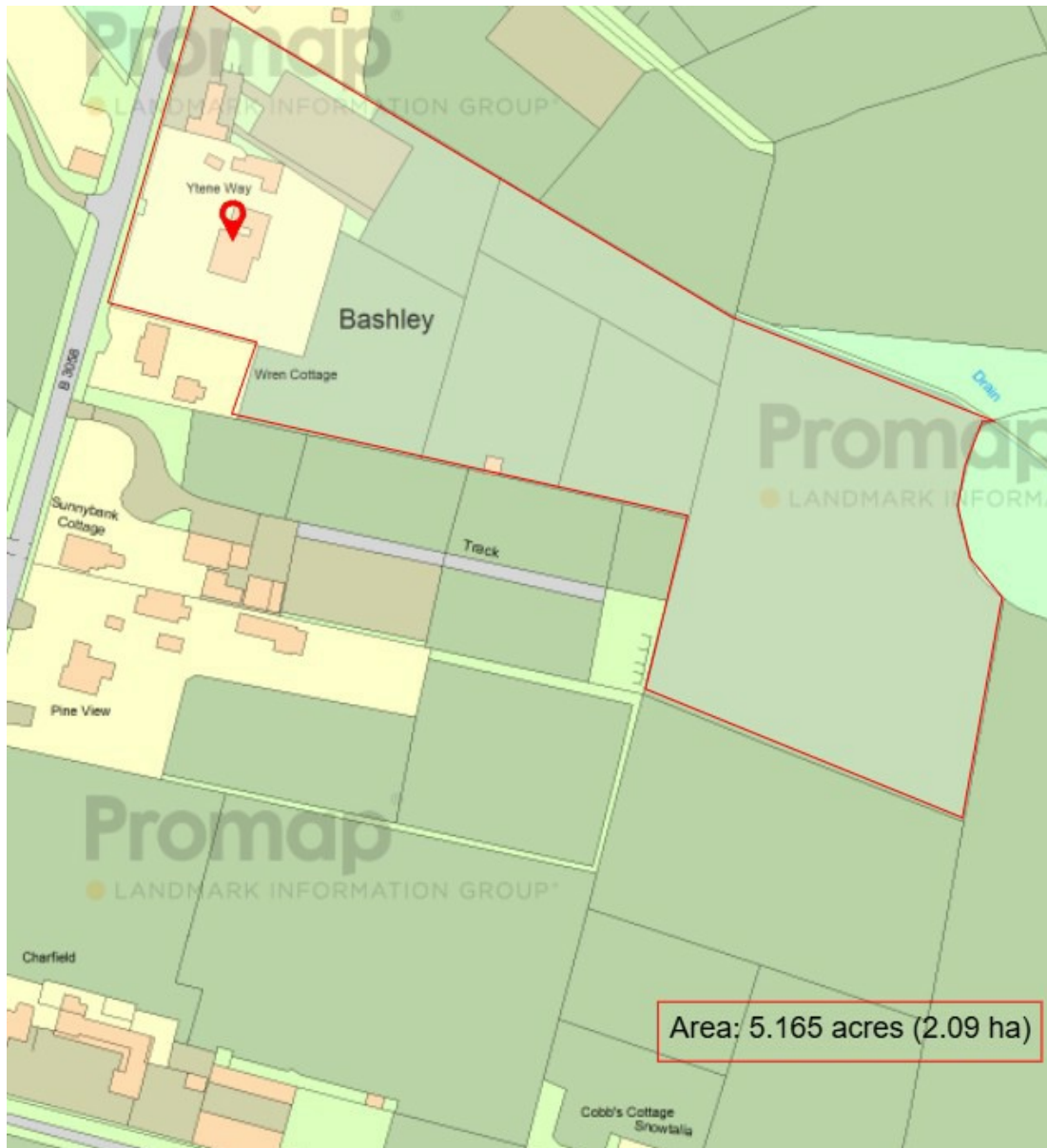
## Grounds & Gardens

Approaching the property via electric gates onto the expansive driveway allowing for ample parking for vehicles and access to the triple garage, providing space for a workshop/storage. The stable block consists of three stables, a tack room and hay barn/store with both electric and water. A 20m x 40m riding arena sits just in front of the stable block and creates a wonderful Equestrian set up, benefitting from forest access just moments from the property.

In addition, five and a half acres of paddock land and beautifully presented gardens, providing complete privacy and far reaching views. The rear terrace provides a lovely seating area, accessible from the main reception rooms of the house and the garden, which is primarily laid to lawn is interspersed with mature planting and trees.







## Additional Information

Energy Performance Rating: C Current: 70 C Potential: 80 C

Council Tax Band: F

Tenure: Freehold

Services: All Mains Connected

Heating: Gas Central Heating

Drainage: Septic Tank (sole use)

Property Type: Detached

Parking: Private Driveway and Garage

Property construction: Standard Brick Built

Flood Risk: Very Low

Broadband: FFTC - : Broadband speeds up to 19 Mbps available at the property  
Mobile Signal / Coverage : No known issues, please contact provider for further clarity

Agents note: Fast Fibre broadband to be installed in summer 2025

## Property Video Tour



Please scan QR code to watch our property video tour













## The Situation

The property is situated inside the southern edge of The New Forest, within 1/4 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 our office in Burley proceed south turning right onto the A35 after about three miles. Continue for about 0.25 miles then turn left onto the B3058 Holmsley Road, signposted New Milton. Proceed through the wooded forest and continue on this road passing the Rising Sun on your left. After crossing the cattlegrid the entrance to Ytene way will be found on your left hand side just after the slight bend.

## 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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