



**Stem Cottage**

*Bashley Cross Road, New Milton BH25 5SZ*

**SPENCERS**  
COASTAL





# STEM COTTAGE

BASHLEY CROSS ROAD

*A beautiful example of a four-bedroom family home dating back to the 16th century, Stem Cottage features a charming blend of cob and brick construction. Sympathetic extensions and updates over recent years have resulted in a stunning property with flexible accommodation, ideal for multi-generational use.*

## Property Video

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



*Offers in Excess of* £1,250,000







*The south-facing garden, complete with a studio home office, offers panoramic views of paddock land and ensures privacy and seclusion, with no immediate neighbours.*

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### The Property

A large, gated gravel driveway provides ample off-road parking for numerous vehicles and also gives access to an attached double garage and the front of the property.

An attractive entrance porchway, forming part of the original cottage, gives access to the ground floor accommodation. To the far end of the cottage, lies a cozy and charming lounge, featuring oak beams and an open fireplace with inset log burner; this space opens into a single-story extension, which is used as a relaxing sitting room, positioned at the rear of the property. The sitting room comprises bi-folding doors; this breathtaking space benefits from stunning views over adjoining paddock land and is flooded with natural light.

The central dining hall is centered upon the inset log burner and also features oak beams and an attractive arched window. Leading from the dining hall, a rear hallway gives access to the garden, a cloakroom with WC and wash basin, storage cupboard and the staircase leading to first floor accommodation. A quirky addition to the hallway is a retained, refurbished well.

# FLOOR PLAN

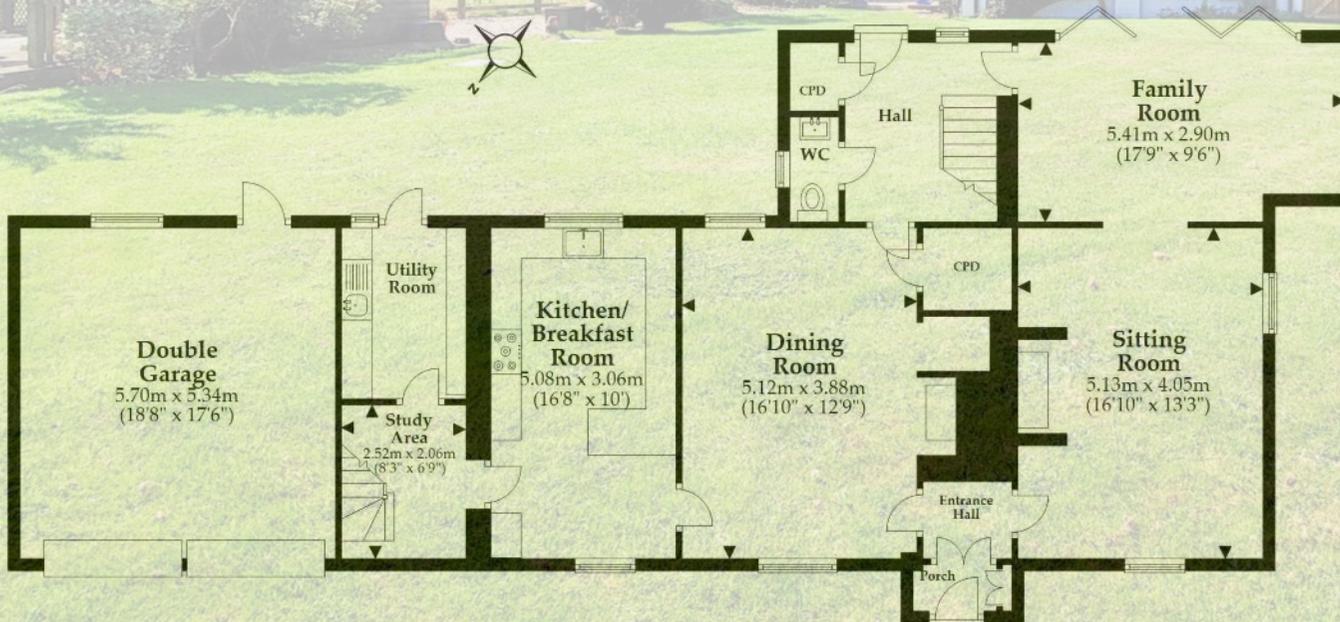
## First Floor

Approx. 110.9 sq. metres (1193.7 sq. feet)



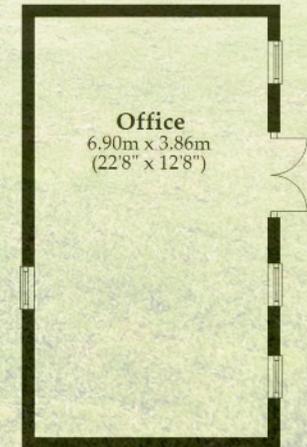
## Ground Floor

Approx. 138.3 sq. metres (1488.9 sq. feet)



## Chalet

Approx. 26.6 sq. metres (286.7 sq. feet)



Total area: approx. 275.9 sq. metres (2969.3 sq. feet)

This plan is not to scale and it is for general guidance only. LIT Surveying Ltd Rinewood









*Despite this tranquillity, the property is conveniently located just a five-minute drive from the sandy shores of Highcliffe beach.*

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### **The Property**

The staircase leads to a first-floor landing, offering three double bedrooms, the principal bedroom with fitted wardrobes and an ensuite shower room. The additional bedrooms are serviced by the family bathroom, which comprises both a walk-in shower and free-standing roll top bath.

The kitchen, which has been refitted in recent years, offers a wide range of base and wall units, as well as a breakfast bar and integrated appliances. Integrated appliances include fridge/freezer, drinks fridge, Neff dishwasher, double oven, Neff microwave, Quooker tap, six ring gas hob. A generous utility area lies alongside, with ample full height storage cupboards, an additional sink and space and plumbing for a washing machine and tumble dryer, there is additional access from here to the rear patio and garden.

There is an additional study area situated under the secondary staircase, which leads to bedroom four, which is a double room with Velux windows and its own ensuite shower room.









## Outside

The property is situated in a secluded and private plot, with neighboring paddock land adjoining the garden to the rear, supplying beautiful and far-reaching views.

The garden, which is situated primarily to the left side of the property and laid to lawn, faces south-easterly and incorporates a large area of patio which wraps around the rear of the property and a further raised area of decking, enjoying stunning views and is ideally suited for alfresco dining and entertaining.

There is a home office/games room in the garden which benefits from power, lighting and its own log burner, situated alongside a picturesque orchard.

## The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south.

There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.





## Services

Energy Performance Rating: F Current: 25 Potential: 60

All mains services connected

## Points Of Interest

Highcliffe beach	3.2 Miles
The Cliffhanger restaurant	3.1 Miles
Pebble Beach restaurant	1.0 Miles
Chewton Glen Hotel & Spa	1.4 Miles
Durlston Court School	0.5 Miles
Ballard School	1.4 Miles
The Arnewood School	1.0 Miles
Tesco Superstore	0.6 Miles
New Milton centre and train station	0.8 Miles
New Forest	4.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
London (1 hour 45 mins by train)	110 Miles

## Important Notice

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 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:

A: 368-370 Lymington Road, highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)