



HAYWARD FOX



BASHLEY COMMON ROAD BASHLEY HAMPSHIRE BH25 5SG



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Not to scale, for identification purposes only.

For more information on this property or to arrange an accompanied viewing, please contact:

01590 624300

or

brockenhurst@haywardfox.co.uk

Our offices are located in: Bransgore ~ 01425 673707 Brockenhurst ~ 01590 624300 Lymington ~ 01590 675424 Mayfair ~ 020 7079 1454
 Milford on Sea ~ 01590 644933 New Milton ~ 01425 638656 Sway ~ 01590 681656

www.haywardfox.co.uk



1 Courtyard Mews, Brookley Road, Brockenhurst, SO42 7RB

Tel: 01590 624300 Fax: 01590 624464 Email: brockenhurst@haywardfox.co.uk

**BASHLEY COMMON ROAD BASHLEY
 NEW MILTON HAMPSHIRE BH25 5SG**



PRICE GUIDE: £650,000

A SYMPATHETICALLY RESTORED AND EXTENDED 4 BEDROOM, DETACHED, CHARACTER, NEW FOREST COTTAGE WITH GENEROUS SIZED RECEPTION ROOMS, 'IN AND OUT' DRIVEWAY, DETACHED GARAGE AND LARGE REAR GARDEN. THE PROPERTY IS SITUATED WITHIN THE NEW FOREST NATIONAL PARK AND IS ONLY A SHORT WALK FROM THE OPEN FOREST AND WITHIN EASY ACCESS OF THE TOWN OF NEW MILTON WITH ITS MAINLINE STATION.

ENTRANCE LOBBY, SITTING ROOM, CONSERVATORY, DINING ROOM, STUDY, KITCHEN, UTILITY, CLOAKROOM, REAR FIRST FLOOR LANDING, BEDROOM 1 WITH DRESSING ROOM AND EN SUITE SHOWER ROOM, DOUBLE BEDROOM 2, FRONT FIRST FLOOR LANDING, BEDROOMS 3 & 4 AND 'JACK AND JILL' BATHROOM. OUTSIDE: DETACHED GARAGE, SHED AND GREENHOUSE.

Appointments must be made via the Vendors Agents **Hayward Fox**

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DIRECTIONAL NOTE: From the roundabout at Bashley Cross Road, proceed in a northerly direction along Bashley Road passing Bashley Football Club and Village Hall on your right followed buy the Post Office and Stores on your left and the road then becomes Bashley Common Road and the property can be found soon after Bashley Plant Centre on your right and is named.

ACCOMMODATION IN DETAIL: (All measurements are approximate)

COVERED PORCH: With ceiling light point. Stable entrance door with obscure glazed centre pane to:

ENTRANCE LOBBY: Tiled floor. Radiator. Stairs rising to first floor. Door to:

SITTING ROOM: 23' x 13'10" (7.01m x 4.22m) plus recess giving access to Understairs storage cupboard. Brick fireplace with tiled hearth, wooden mantel and gas point. TV aerial point. Two double radiators. Wall light points. Recessed spotlights. Beamed ceiling. Double glazed UPVC Georgian style front aspect window. Double glazed UPVC Georgian style double doors with matching side windows opening to the patio and rear garden. Door to the dining room and double glazed UPVC sliding patio door to the:

CONSERVATORY: 8'9"x 8'8" (2.67m x 2.64m) Radiator. Wall light points. Polycarbonate pitched roof with blinds. Double glazed UPVC door to the study and double glazed UPVC Georgian style doors with matching side windows opening to the patio and garden.

DINING ROOM: 15'9" x 11' (4.8m x 3.35m) incorporating rear staircase rising to the first floor. Double radiator. Understairs cupboard. Wall light points. Beamed ceiling. Double glazed UPVC Georgian style front aspect and rear aspect windows. Door to the kitchen and door to:

STUDY: 8'9" x 7'3" (2.67m x 2.21m) Radiator. Double glazed UPVC Georgian style window overlooking the rear garden and double glazed UPVC door to the conservatory.

KITCHEN: 11' x 9'6" (3.35m x 2.9m) Fitted with base units comprising drawers and cupboards incorporating wine rack under contrasting roll top working surfaces. Inset single bowl sink unit. Built-in Diplomat stainless steel oven with cupboards over and below. Inset Diplomat four ring electric hob unit with extractor above. Integrated upright fridge/ freezer. Range of matching eye level cupboards incorporating glazed display cabinets, open shelving and concealed underlighting. Recessed downlighters. Tiled splashbacks. Beamed ceiling. Double glazed UPVC Georgian style front and rear aspect windows. Door way to:

UTILITY ROOM: 9'5" x 5'6" (2.87m x 1.68m) Worksurface to one wall with drawer, cupboard, integrated fridge and space and plumbing for both automatic washing machine and dishwasher under. Range of matching eye-level cupboards. Floor to ceiling matching cupboard housing the Worcester boiler for the central heating and domestic hot water. Radiator. Recessed downlighters. Part panelled and double glazed Georgian style UPVC door to outside. Door to:

CLOAKROOM: 6'8" x 2'9" (2.03m x 0.84m) maximum Half tiled walls. Wash hand basin. Low level w.c. Radiator. Manrose extractor fan. Recessed downlighters. Double glazed obscure UPVC Georgian style window.

Rear staircase rising to the:

REAR FIRST FLOOR LANDING: Doors leading to bedroom two and:

BEDROOM ONE: 11'7" x 9'11" (3.53m x 3.02m) Radiator. Bedside light points. Double glazed UPVC Georgian style window overlooking the rear garden. Doorway to:

DRESSING ROOM: 6'5" x 5'9" (1.96m x 1.75m) Built-in mirror fronted wardrobes with dressing table to side. Radiator. Recessed downlighters and double glazed UPVC Georgian style window overlooking the rear garden. Door to:

EN SUITE SHOWER ROOM: 5'9" x 5'6" (1.75m x 1.68m) Fully tiled walls and floor. Shower cubicle with shower unit. Wash hand basin with drawers and cupboards under, mirror and light/shaver unit above. Low level

w.c. Radiator. Extractor fan. Recessed downlighters. Double glazed obscure UPVC Georgian style window.

BEDROOM TWO: 13'6" x 11'5" (4.11m x 3.48m) maximum Incorporating a range of mirror-fronted wardrobes with dressing table to side. Radiator. Bedside light points. Double glazed UPVC window overlooking the rear garden. Door to bathroom.

Stairs from the entrance lobby rise to the:

FRONT FIRST FLOOR LANDING: Double radiator. Doors to:

BEDROOM THREE: 8'9" x 7'3" (2.67m x 2.21m) plus door recess. Double radiator. Double glazed UPVC Georgian style window overlooking the rear garden.

BEDROOM FOUR: 9' x 6'11" (2.74m x 2.11m) incorporating built-in storage cupboard over the stairwell. Radiator. Access to roof space. Double glazed UPVC Georgian style front aspect window.

BATHROOM: 6'4" x 5'8" (1.93m x 1.73m) White suite comprising panelled bath with mixer tap and shower attachment; pedestal wash hand basin with light/shaver unit above; low level w.c. Radiator. Part tiled walls. Double glazed UPVC Georgian style window overlooking the rear garden. Door to bedroom two.

OUTSIDE: The property has an 'in and out' loose shingle driveway with conifers to the front boundary and mature hedging to the side boundaries. Small areas of lawn.

DETACHED GARAGE: 18'3" x 9'7" (5.56m x 2.92m) Up and over doors to front and rear. Power, light and suitable roof storage.

Side gate gives access through to the south-easterly facing rear garden which benefits from the sun all day, and which is a most pleasant feature of the property. It is of a good size with large paved patio immediately to the rear of the property, leading onto a good size lawn, interspersed and bounded by shrubs, bushes and trees. Further paved sitting out area to the bottom of the garden, all enclosed by hedging and trees. Outside water tap, power point and lights.

GARDEN SHED: 10' x 8' (3.05m x 2.44m)

GREENHOUSE: 8' x 6' (2.44m x 1.83m)

EPC RATING: Current – E49 Potential – D56

Ref: BRB0999