# HIVE

TOAD HALL
BASHLEY CROSS ROAD
NEW MILTON
BH25 5SZ

*presented by*
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Associate Partner for New Milton
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## Agent's introduction

This charming character home was formerly a 19th Century Mission House. The property has delightful secluded gardens, complimented by beautiful views of the surrounding countryside. Located on the edge of the New Forest, close to the award winning Highcliffe and Mudeford beaches.

## Seller's introduction

As soon as we walked through the front gate we fell in love with Toad Hall, and even more when we went through the front door to the lovely open living area and large kitchen. The garden was beautifully designed, we loved it all. We can walk up the lane to the farm shop and village shop. We love the fact that we can walk to the forest too, and within five minutes' drive you have the lovely beaches.

# Property highlights

Large kitchen/diner

Three good sized reception rooms

Three/four double bedrooms

En-suite wet room to bedroom one, plus a family bathroom

Downstairs cloakroom

Beautiful cottage garden and two courtyard gardens

Large double garage and private parking
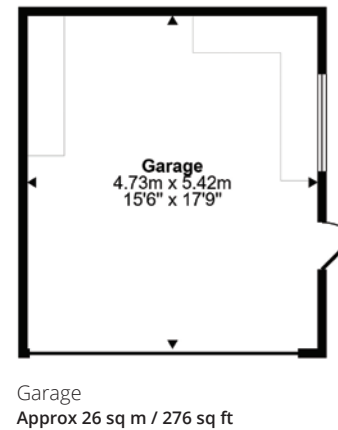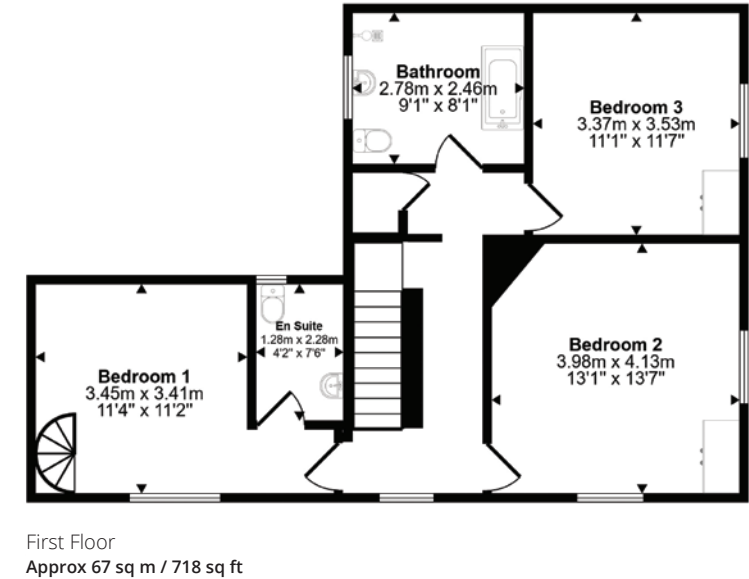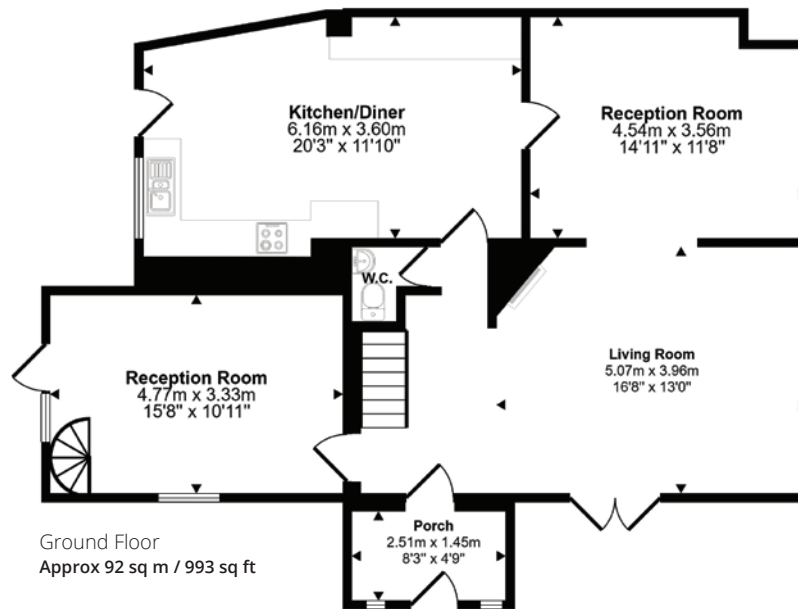
Annexe potential

TRACEY DWIGHT
Associate Partner for Highcliffe/New Milton

This link-detached, three bedroom home exudes character and charm. The property is within walking distance of Orchard Lakes, a great fishing lake with a café and tranquil walks. New Milton Train Station, Highcliffe Beach and the New Forest National Park are also within easy reach.

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Approx Gross Internal Area
**Approx 185 sq m / 1987 sq ft**

**Kitchen/Diner**
6.16m x 3.60m
20'3" x 11'10"

**Reception Room**
4.54m x 3.56m
14'11" x 11'8"

**W.C.**

**Living Room**
5.07m x 3.96m
16'8" x 13'0"

**Reception Room**
4.77m x 3.33m
15'8" x 10'11"

**Porch**
2.51m x 1.45m
8'3" x 4'9"

Ground Floor
**Approx 92 sq m / 993 sq ft**

**Bathroom**
2.78m x 2.46m
9'1" x 8'1"

**Bedroom 3**
3.37m x 3.53m
11'1" x 11'7"

**En Suite**
1.28m x 2.28m
4'2" x 7'6"

**Bedroom 1**
3.45m x 3.41m
11'4" x 11'2"

**Bedroom 2**
3.98m x 4.13m
13'1" x 13'7"

First Floor
**Approx 67 sq m / 718 sq ft**

**Garage**
4.73m x 5.42m
15'6" x 17'9"

Garage
**Approx 26 sq m / 276 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.