



*Ossemsley Fields, Ossemsley, Christchurch, BH23 7EE*

*£1,350,000*

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*Ossemsley Fields*  
*Ossemsley*  
*Christchurch*  
*Hampshire*  
*BH23 7EE*

This impressive country residence sits in approximately 3.2 acres (with more land negotiable) and is situated in this fantastic rural setting in the sought after hamlet of Ossemsley in the New Forest National Park. The property offers spacious and versatile accommodation with features including generous kitchen/breakfast room, three further reception rooms, utility room, master bedroom with en suite, stables, triple carport with workshop and private and secluded gardens.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Ground Floor Cloakroom
- Office/Snug
- Kitchen/Breakfast Room
- Utility
- First Floor Landing
- Three Double Bedrooms



# The Property

Entrance porch with hand made terracotta tiled flooring, dwarf cavity brick wall, solid wood double glazed windows, double glazed roof and a glazed door leads through to the highly impressive entrance hall.

Entrance hall with carpeted floor, stairs to first floor, galleried landing and useful storage cupboard.

Sitting room has a bright and airy triple aspect with double casement doors leading out to the patio and rear garden, feature fireplace with inset wood burning stove, oak mantle and brick hearth. The room enjoys beautiful views on all three sides.

The formal dining room has a bright double aspect and is an extremely spacious room enjoying views over the front garden.

Snug/ground floor office which would also make an ideal playroom has a bright double aspect, and double radiator.

The kitchen has modern shaker style wall and base units with contrasting marble worktop, hand made terracotta tiled flooring, one and a half bowl sink with mixer tap over, drainer, built in appliances include tall fridge/freezer, electric AGA cooker and space for a 6 seater table and sofa.

Utility room with matching hand made terracotta tiled flooring, matching wall and base unit with contrasting worktop, space and plumbing for washing machine and tumble dryer, butler style sink with mixer tap over, cupboard housing the Worcester boiler and glazed door leading out to the driveway.

Ground floor cloakroom with suite comprising of WC, pedestal wash hand basin, double glazed window and radiator.

First floor landing has a hatch to roof space, Velux window, and double casement doors with Juliet balcony giving a view over the beautifully maintained and colourful gardens.

Master bedroom is situated at the rear of the property and has a bright triple aspect, great range of built in storage and benefits from its own en suite shower room.

The en suite comprises of a corner shower cubicle, part tiled walls, wall hung wash hand basin with mixer tap over and storage beneath, WC, chrome heated towel rail and window.

The family bathroom has a white suite comprising of double corner shower cubicle with thermostatic shower attachments, pedestal wash hand basin, WC, panel bath with tiled splash back and heated towel rail.

Bedroom two is a fantastic double bedroom with glazed door to a Juliet balcony and has a fantastic range of built in storage, eaves storage and enjoys open views.

Bedroom three is also a great double bedroom with built in storage and enjoys stunning views.





## *Gardens & Grounds*

To the front of the property is a secluded and colourful garden with shingle driveway accessed by electric gates and high level fencing making the garden extremely private.

To the side of the property the garden continues with a large textured stone patio, large vegetable area and wraps around to the driveway where you will find the triple carport and workshop. There is a large wood supply and undercover storage for hay and farm machinery. On the roof are extensive solar panels connected to a backup Tesla Battery, which includes electric car charging facilities.

In total the land comprises of approximately 3.2 acres which includes 8 stables, riding arena, small orchard, 3 paddocks and field shelters. There is an additional 2 acres of paddocks available in a separate negotiation.

## *Services*

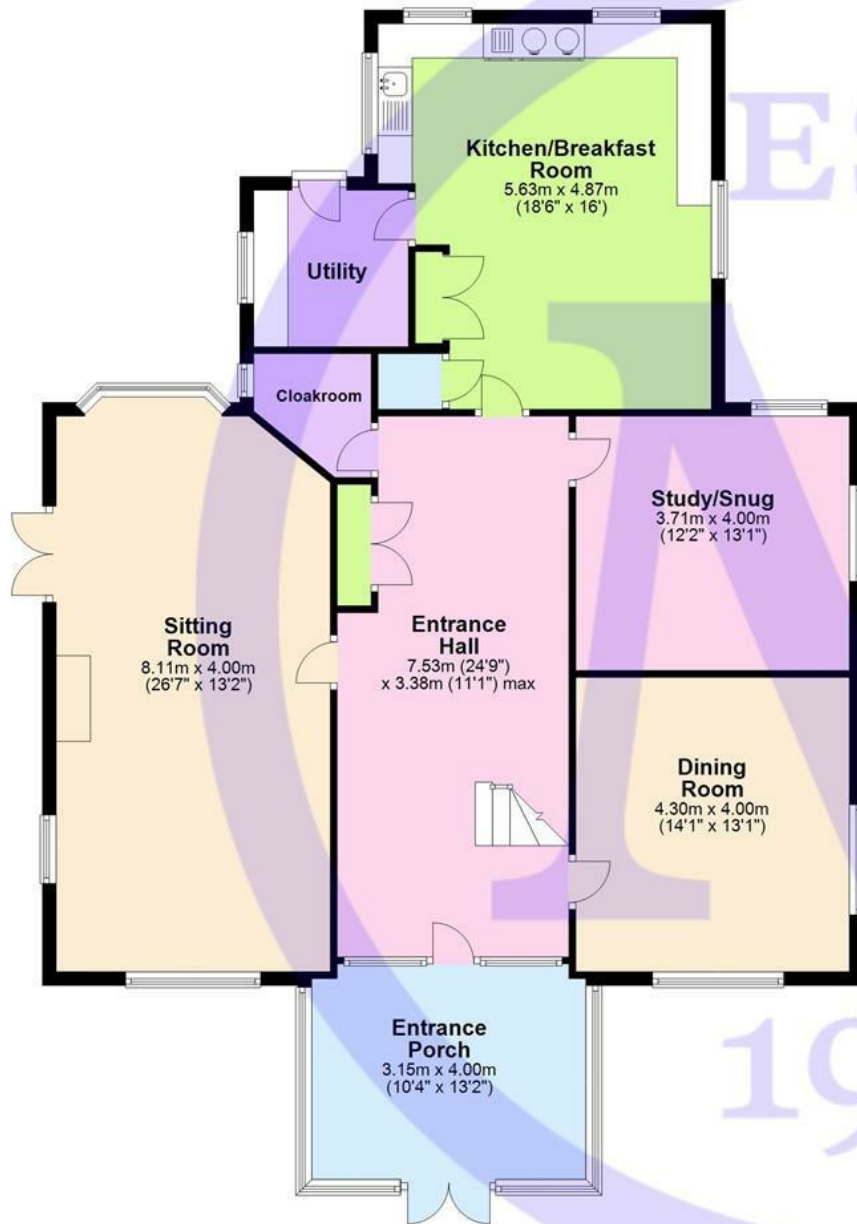
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating:

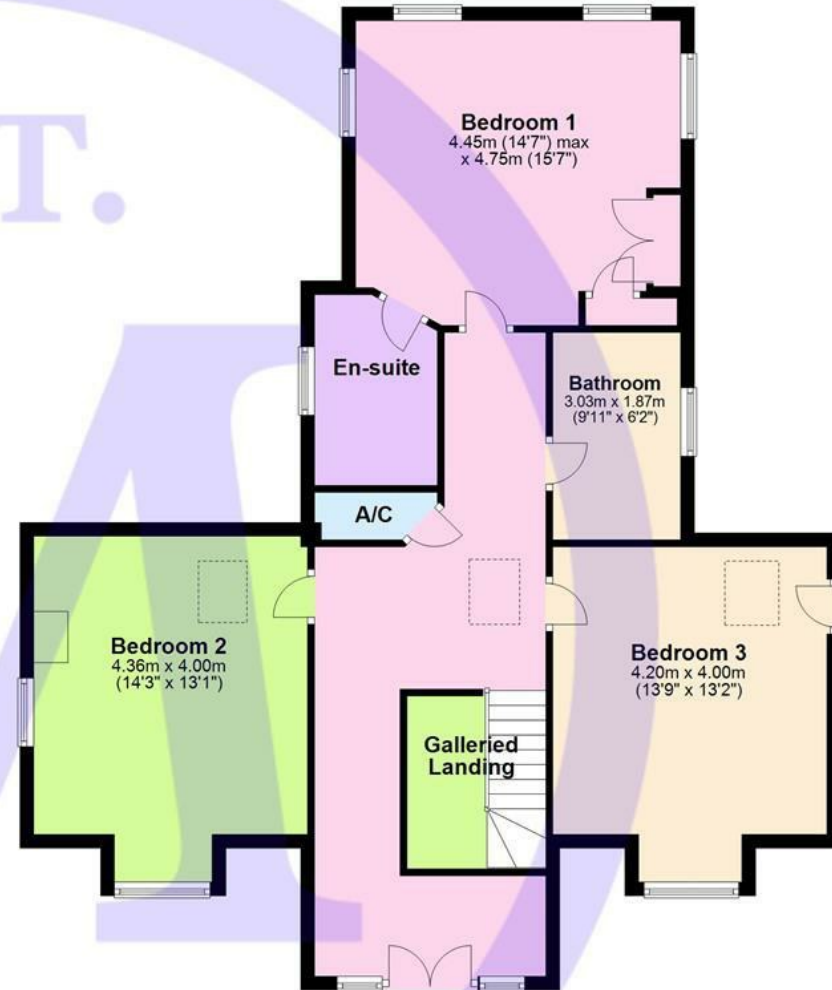
### Ground Floor

Approx. 140.2 sq. metres (1509.4 sq. feet)



### First Floor

Approx. 97.0 sq. metres (1044.5 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Plan produced using PlanUp.

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## Situation

Bashley is a small village nestled within the beautiful New Forest National Park, offering 92,000 acres of stunning countryside. The village boasts a well-stocked convenience store/Post Office, football and cricket grounds, a country pub, and two nurseries/garden centres. With easy access to New Milton's mainline rail links, the Barton on Sea clifftop and beach, and the expansive open forest of the New Forest National Park, Bashley provides a perfect blend of rural charm and convenient connectivity.



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