



**Holmwood, Bashley Road, Bashley,
New Milton, Hampshire, BH25 5RY**



IMPRESSIVE CHARACTER COTTAGE WITH PADDOCK!
Situated in the lovely village of Bashley and within the New Forest National Park, we are pleased to offer this three/four bedroom, three reception room (including sun room) detached house. Features include an en-suite to compliment the main bathroom, a delightful garden plus an acre of paddock with stabling.

Price....£799,950

- **Three/Four Bedrooms**
- **23' Living Room**
- **Flexible Accommodation**
- **En-Suite Plus Bathroom**
- **One Acre Paddock**
- **Delightful Gardens**
- **Garage & Stabling**
- **Village Location**

PORCH: Power points, light point. Further door into:

ENTRANCE HALL: Power points, ceiling light points, staircase to first floor. Door to:

LIVING/DINING ROOM: 23'4" x 10'10" (7.11m x 3.30m) Window to front, patio door and window to the rear, radiator, power point, ceiling light point, feature fireplace with inset log burner, TV point. Archway to dining area measuring at 13'2" x 8'1" with radiator, power points, ceiling light point. Door to:

FAMILY ROOM: 11'10" x 10'10" (3.61m x 3.30m) Radiator, power points, ceiling light point, window overlooking front garden, storage cupboard with light. Door to:

KITCHEN: 12'10" x 11'0" (3.91m x 3.35m) Range of wooden base cupboard and drawer units with work surface over further wall mounted cupboards and display cupboards, integrated double oven, hob, extractor fan and dishwasher, space for fridge and freezer, part tiled walls, power points, ceiling light point, radiator, sink unit with waste disposal, window to rear garden. Door to:

SUNROOM: 13'9" x 11'2" (4.19m x 3.40m) Radiator, power points, ceiling light points, door to rear garden. Door to:

UTILITY ROOM: Space for tumble dryer, space for washing machine, power points, ceiling light point, door to front. Door to:

CLOAKROOM: WC, wash hand basin, window, radiator, ceiling light point.

SNUG: 9'9" x 8'2" (2.97m x 2.49m) Double aspect windows to front and side and overlooking the adjoining paddock, ceiling light point, power points, radiator, built in study area with desk.

FIRST FLOOR LANDING: Ceiling light point, power point, airing cupboard, hatch to loft space. Door to:

BEDROOM ONE: 11'9" x 9'0" (3.58m x 2.74m) To the front of built in wardrobe and dressing table, recess into sink unit with vanity unit below, window to front, radiator, ceiling light point, power points. Door to:

EN SUITE: Shower cubicle, WC, storage, gas boiler.

BEDROOM TWO: 11'9" x 10'10" (3.58m x 3.30m) Max. Window overlooking the front, further recess with sink unit and vanity unit below, built in wardrobes and cupboards, radiator, power points, ceiling light point.

BEDROOM THREE: 11'2" x 8'10" (3.40m x 2.69m) Radiator, ceiling light point, power points, built in wardrobes, sink with vanity unit below, window overlooking the rear garden. Door to:

BEDROOM FOUR/STUDY 13'3" x 8'0" (4.04m x 2.44m) Max (Please note you have to go through bedroom three to get to bedroom four/study). Ceiling light point, eaves storage, power points, built in storage, window to side over looking the paddock, velux window.

BATHROOM: Suite comprising bath, WC, wash had basin with storage below and separate shower cubicle, window, fully tiled walls, tiled floor, heated towel rail, ceiling light point.

OUTSIDE:

FRONT: The drive gives lots of off road parking and double gates to front. There is a large lawned area with mature shrubs, trees, borders and a feature well.

DETACHED GARAGE: 17'9" x 9'0" (5.41m x 2.74m) Up and over door, power, light, pitched roof.

REAR: The rear garden has a lawned area, patio area, large summer house with storage shed behind, flower beds, raised borders, water tap, gate to the paddock.

PADDOCK/ STABLES: The paddock is split into two paddocks totalling approx one acre including driveway. There is an impressive stable block (workshop, stable, storeroom) with power. There is a long drive which leads to the front and independent access with double gates onto the Bashley Road.

COUNCIL TAX BAND: E, EPC RATING: D

APPROX FLOOR AREA: 1739 sq ft (161 sq m)

DIRECTIONS: From our office bear right into Old Milton Road, then left at the traffic lights into Station Road. Proceed through and out of New Milton, continuing on the same road until reaching the 'Bashley Cross Road' roundabout and proceed straight over towards Bashley, upon entering the village, the property can be found of the right hand side just after the football club.

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/ or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

