



*Brackens, Bashley Cross Road, Bashley, BH25 5SY*

*£799,950*

**Mitchells**  
1963 — TODAY



*Brackens*  
*Bashley Cross Road*  
*Bashley*  
*New Milton*  
*Hampshire*  
*BH25 5SY*

This lovely redbrick character house is situated on the edge of the New Forest National Park and close to New Milton town centre. The property offers bright and versatile accommodation with features including three reception rooms, two bathrooms, a home office, a sauna and a secluded garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Snug
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Bathroom
- First Floor Landing
- Three Double Bedrooms
- Shower Room
- Bedroom Four
- Garden Office
- Sauna
- Studio
- Off Road Parking
- Landscaped & Secluded Garden



# The Property

Entrance hall with stairs to first floor landing, understairs storage cupboard, modern vertical radiator and central heating control.

The sitting room is an attractive room with working open fire, TV aerial point and a south facing window.

The dining room is a particularly spacious room with a feature fireplace, oak mantle, inset electric effect woodburning stove and double casement doors lead through to the snug with a wall mounted electric fire, TV aerial point and timber effect flooring.

The kitchen is fitted with a modern range of grey shaker style wall and base units with a contrasting worktop, stainless steel one and a half bowl sink with mixer tap over, electric Aga, four burner electric hob with undercounter oven and slimline dishwasher.

This opens through to the breakfast room with double casement doors onto the patio and recess ceiling spotlights.

The utility room is fitted with grey shaker style wall and base units with a contrasting worktop, a stainless steel sink with mixer tap over, space and plumbing for a washing machine and tumble dryer, a bright double aspect and floor mounted Worcester oil fired boiler.

Ground floor bathroom with white suite comprising a panel bath with mixer tap over and hand held shower attachment, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, independent shower with Tritan shower attachments and glass shower doors, heated towel rail and extractor fan.

On the first floor landing is a hatch to the loft space and a UPVC window.

On the first floor are three spacious double bedrooms with bedrooms one and two benefitting from a good range of built in storage.

Bedroom four is currently used as a dressing room but would make an ideal single bedroom or children's playroom and enjoys views over the rear garden.

First floor shower room has fully tiled walls and suite comprising a wall hung wash hand basin, WC, walk in shower with electric shower attachments and a UPVC window.

The property is fitted with modern UPVC double glazed sash windows.





## *Gardens & Grounds*

To the front of the property is a shingle driveway giving off road parking for approximately four vehicles.

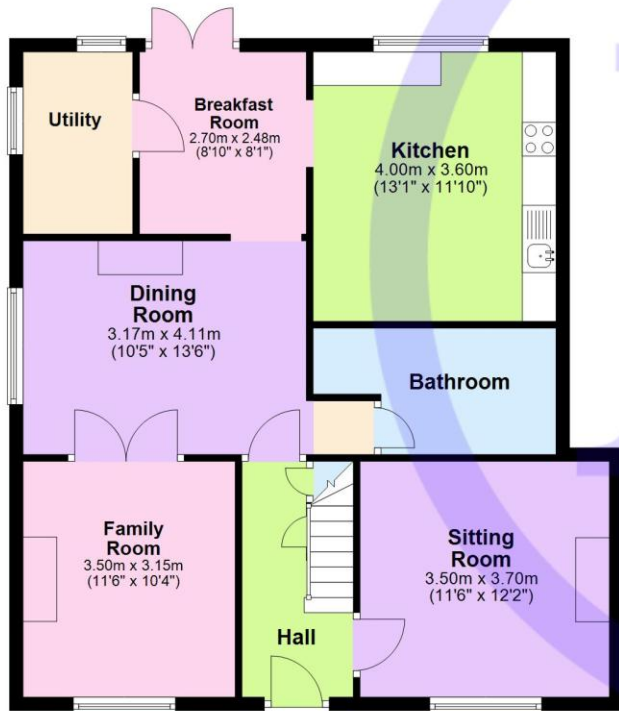
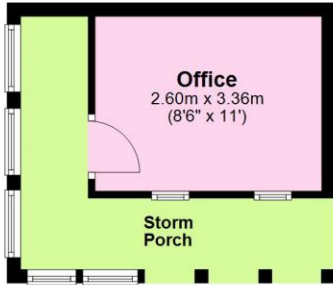
The rear garden is particularly secluded with a large stone patio, a side gate for access, two storage sheds, an insulated home office with power and lighting, a studio room with a pitched tiled roof, sliding doors to the front and is fully insulated and to the rear of this is additional storage with a ground floor sauna and loft storage space. The rest of the rear garden is laid to lawn with high level fencing and hedging making it extremely private and secluded.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating E

### Ground Floor

Approx. 95.3 sq. metres (1025.4 sq. feet)



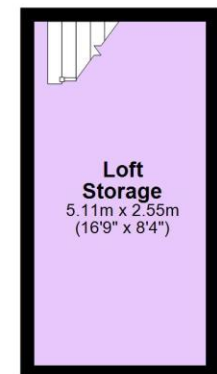
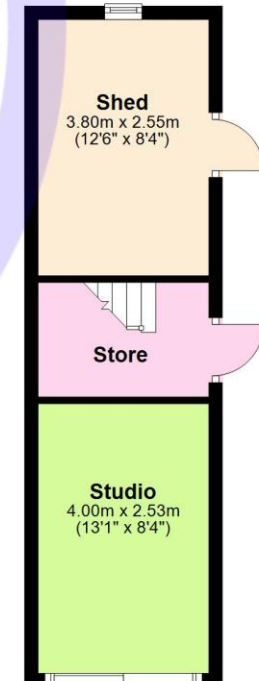
### First Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



### Outbuilding

Approx. 37.6 sq. metres (405.2 sq. feet)



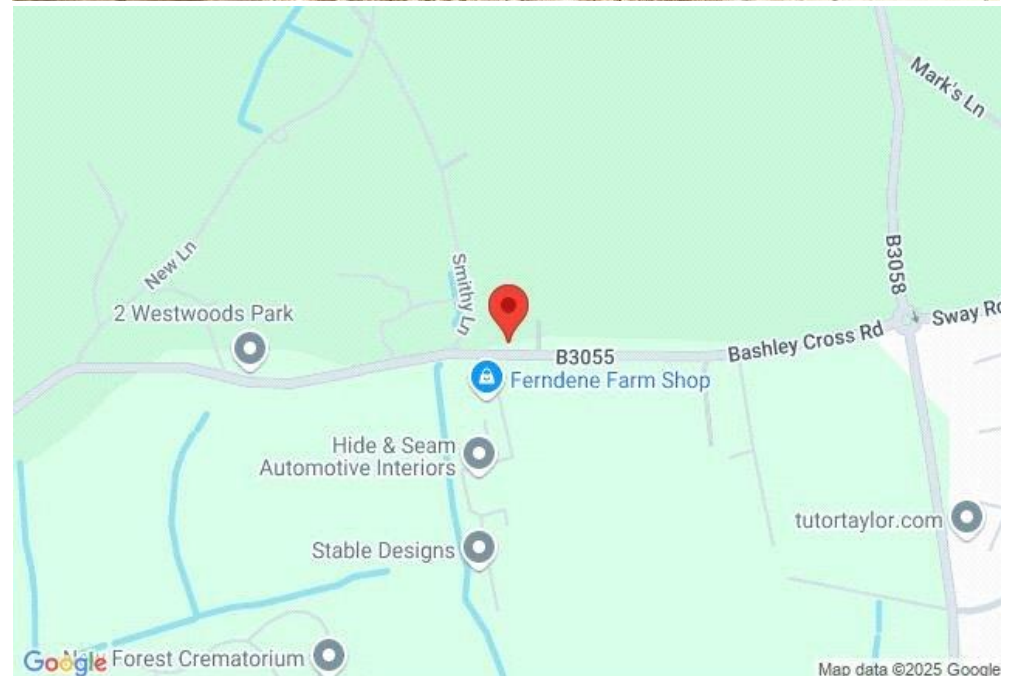
Total area: approx. 182.2 sq. metres (1961.6 sq. feet)

## Situation

Bashley is a small village situated within the stunning New Forest National Park with its 92,000 acres of beautiful countryside. The village has a superb convenience store/Post Office, football and cricket grounds, a country pub and two nurseries/garden centres. The town of New Milton with its mainline rail links, Barton on Sea clifftop and beach and the open forest of the New Forest National Park are all within easy reach.

## Directions

From Mitchells turn left at the traffic lights and proceed along Old Milton Road. After approximately one mile turn left at the roundabout into Bashley Cross Road where the property will be found on the right hand side.





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