

SQUIRRELS

SOUTH DRIVE, OSSEMSLEY, NEW MILTON, BH25 5TN





SQUIRRELS

South Drive, Ossemsley, New Milton, BH25 5TN

A stunning period residence set in approximately 4.7 acres of beautiful grounds incorporating four paddocks with cross country jumps, a heated swimming pool, a large stable block, a superb office setup and a manege all enjoying beautiful wooded surroundings. The property is situated in a sought after and peaceful position in a private unmade lane and the main house offers four good sized bedrooms, two reception rooms, superb open plan living/kitchen/dining space and retains many original character features. Viewing is strictly by appointment only and is recommended to fully appreciate the facilities on offer.

- Entrance Hall • Sitting Room • Playroom • Superb Open Plan Living/Kitchen/Dining Space • Utility Room • Wet Room
- First Floor Landing • Four Bedrooms • En-Suite Shower Room • Family Bathroom
- Two Garden Offices • Four Stables • Garage • Hay Store • Feeding Store • Log Store • Swimming Pool • Manage
- Total of 4.7 Acres • Potential to Extend



£1,895,000

The Property

Beautiful covered entrance porch clad in Wisteria

Entrance hall with leaded light front door, impressive timber staircase to the first floor and large boiler room

Double aspect sitting room with exposed timber flooring, attractive original brick fire place with tiled hearth, timber mantle and recessed Clearview wood burning stove and twin hardwood double glazed casement doors to outside

Play room with built in book shelving and a beautiful outlook over the gardens

Superb open plan living/kitchen/dining space with feature dining area with high level glazing providing an abundance of light. An excellent range of high-quality hand-built kitchen units with contrasting stone worktops, integrated warming oven, steam oven, microwave, gas oven, space for American style larder fridge, four burner gas hob with extractor over, central island unit with undermounted sink unit and breakfast bar

Spacious living area enjoying a double aspect and providing a beautiful outlook over the gardens with recessed Clearview wood burning stove

Living/cinema room with projector and Clearview wood burning stove

Useful separate utility room with feature high level glazing and an excellent range of built in storage units, space for numerous kitchen appliances, sink unit and recess ceiling spot light,

Rear lobby with double glazed door to outside

Level access wet room with wash hand basin, WC and shower along with fully tiled walls

First floor landing with exposed timber floor and double storage cupboard

Four first floor double bedrooms all enjoying beautiful outlooks over the gardens and one benefitting from an en-suite shower room

Family bathroom comprising of a corner bath with an independent shower over, wash hand basin with storage beneath, WC, bidet, fully tiled walls and floor and recess ceiling spot lights

The property also benefits from marble flooring to the majority of the ground floor, central heating, fibre optic broadband, oil fired radiators and under floor heating in the bathrooms





Gardens & Grounds

Twin wrought iron gates and brick pillars provide access to the sweeping gravel driveway which continues along the side of the property to the outbuildings. To the front of the property is a beautiful area of garden with large Weeping Willow, well-kept lawns, mature and well stocked beds and borders and a feature ornamental pond with timber bridge an attractive winding brick pathway leads to the front door and also extends to the side of the property to a lovely private area to the rear with kitchen garden, large decking area, ornamental fish pond and sunken jacuzzi bath. The grounds provide excellent grazing currently subdivided to four separate paddocks with cross country jumps. Along with excellent equestrian facilities comprising of a large manege which measures approximately 50m x 20m with outdoor lighting, stable block comprising of four separate stables, a large hay store and secure tack room. A separate building provides a fifth stable and an adjoining feed room and there is also a large raised chicken run, secure outdoor kennel and large machinery store. Superb office set up with two offices with the main office having a Contura wood burning stove, timber effect flooring, double glazed windows, corner kitchen area, cloakroom and pitched roof. These rooms provide ample space for additional staff.

Services

Mains gas, electric, drainage and water

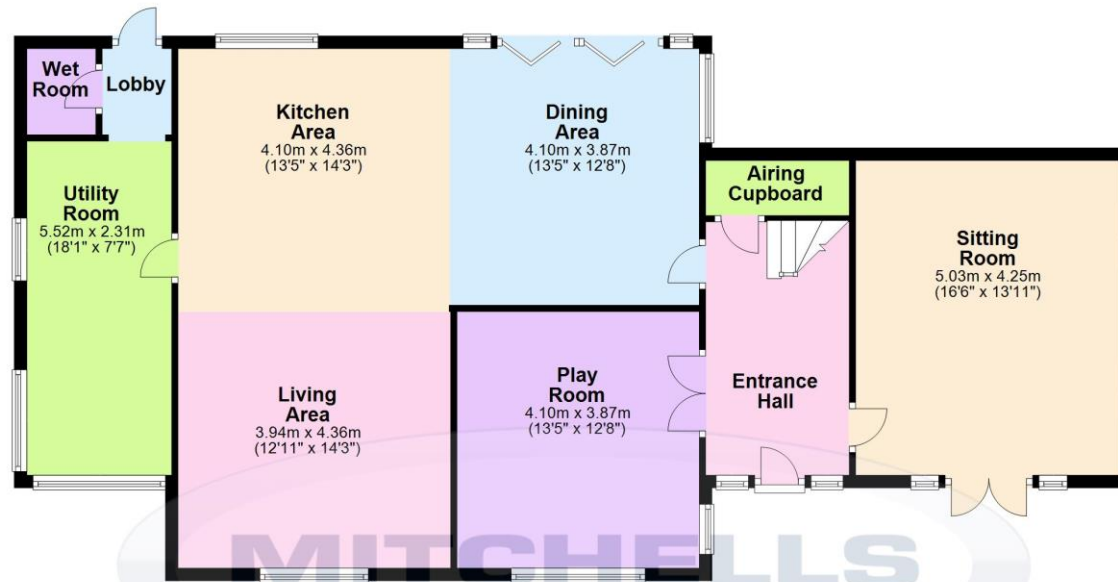
Council Tax Band H

Energy Performance Rating D Current 57 Potential 81



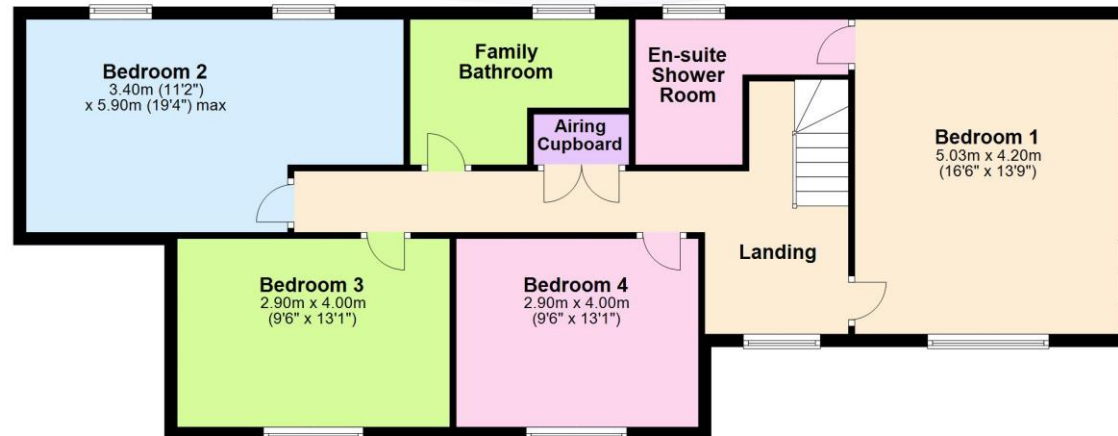
Ground Floor

Approx. 119.2 sq. metres (1283.4 sq. feet)



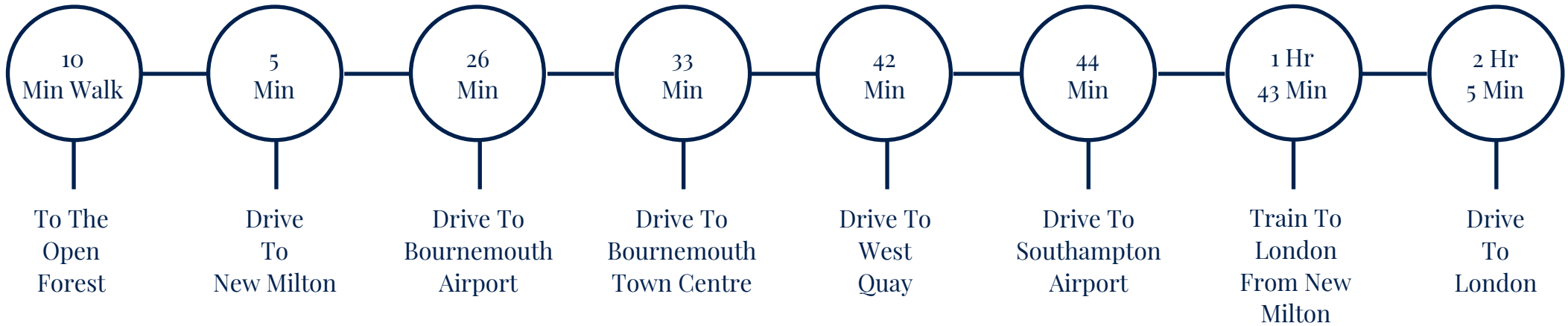
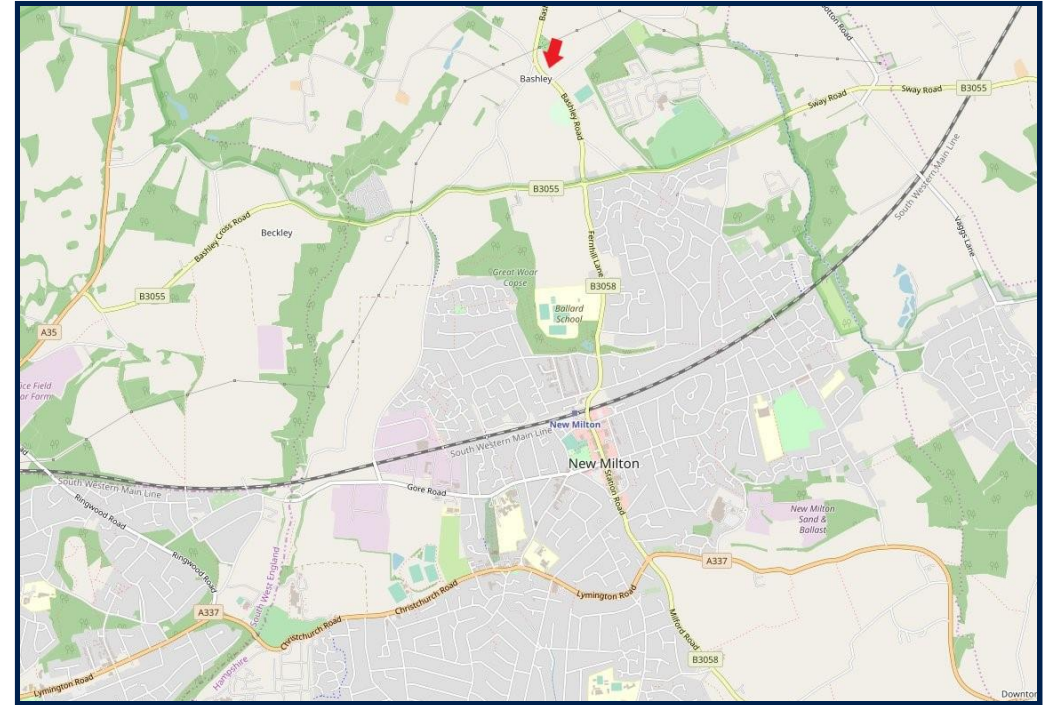
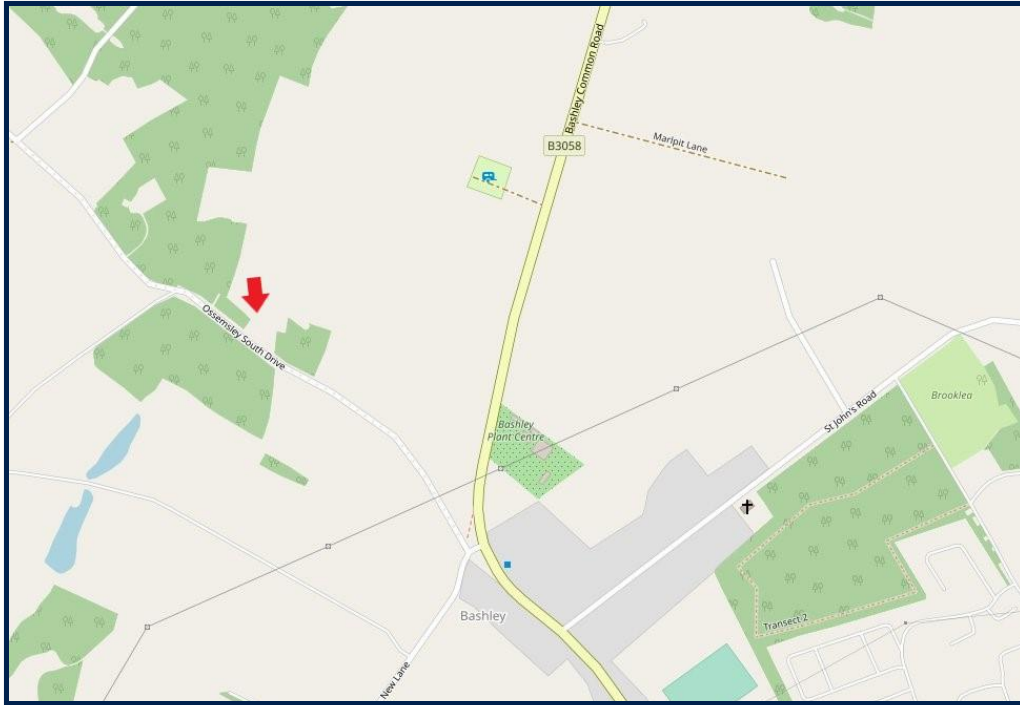
First Floor

Approx. 94.4 sq. metres (1016.0 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.

Squirrels, South Drive, Ossemsley, New Milton



Directions

From Mitchells turn left at the traffic lights and proceed over the railway bridge. Upon reaching the roundabout continue straight across. Take the first turning left and immediately right into Ossemesley South Drive where the entrance to Squirrels will be seen after a short distance on the right hand side.



Centenary Buildings, 8-10 Old Milton Road, New Milton, Hampshire, BH25 6DT Email: info@mitchells.uk.com

Tel: 01425 616411

www.mitchells.uk.com