

AVONDALE  
GREEN LANE, OSSEMSLEY, NEW MILTON, BH25 5TH





# AVONDALE

Green Lane, Ossemsley, New Milton, BH25 5TH

A substantial and individual high quality detached residence located in this stunning rural position and set in 1.5 acres of beautiful private grounds only a short distance from the open forest of the New Forest National Park. This stunning property also benefits from a separate annex, an extensive garage block, triple stable block, a superb heated swimming pool, a fantastic kitchen/breakfast room, a unique garden room taking full advantage of the lovely views over the grounds and a viewing is strongly recommended to fully appreciate both the fantastic position and the stunning plot.

- Entrance Hall • Sitting Room • Kitchen/Dining Room • Family Room • Cloakroom • Garden Room
- Galleried Landing • Four Bedrooms • Three Bath/Shower Rooms
- Triple Car Port & Store • Single Garage • Heated Swimming Pool • Triple Stable Block • Pump House
- Annex/Home Office
- Two Reception Rooms • Cloak/Utility Room



£1,800,000

# The Property

Impressive entrance hall with feature curved staircase to the first floor and double cloaks cupboard

Triple aspect sitting room with lovely views over the garden and with an imposing recessed brick fireplace with oak beam and recess wood burning stove

Lovely double aspect family room with outlooks over the grounds, a feature curved wall and an attractive glazed walkway leads through to the fantastic garden room suitable for a variety of uses with 360 degree views over the gardens and casement doors onto the patio

Recently refitted kitchen/dining room with excellent range of solid wood hand painted units, with Belgravia 'in frame' painted doors, oak worktops with inset one and a half bowl sink unit with a mixer tap over, integrated Neff electric oven, warming drawer and combination oven, touch control induction hob with extractor over, under cupboard lighting, dishwasher, breakfast bar, high quality built in larder cupboards, large dining area with ample room for table and chairs, UPVC double glazed sliding doors onto the decking and pool area, integrated full height fridge and separate freezer

Ground floor cloakroom fitted with a white suite

Impressive galleried landing, with feature glazing providing a lovely outlook over the front drive, a trap to the loft room which is fully plastered, with carpeted flooring and twin Velux windows providing natural light. This room is ideal as an occasional bedroom, hobbies room etc.

Four first floor bedrooms two of which have high quality, modern en-suite facilities

Luxury fully tiled family shower room fitted with a modern white suite

Annex/home office accommodation set over two floors with the ground floor comprising a good sized reception room with built in storage, stairs to the first floor along with a utility/cloakroom with space and plumbing for washing machine and tumble dryer, wash basin and WC. First floor double aspect office/bedroom with eaves storage and door through to a further large walk-in store room

Single garage, up and over door, workshop to the rear and separate pump room area

Garage complex with covered parking for three vehicles, large secure storage room and wood store

Triple stable block with adjoining tack room





## Gardens & Grounds

Avondale sits on a stunning level plot of approximately 1.5 acres and is approached by a timber five bar gate to block paviour driveway leading to a central parking area with access to both garage and carports. The remainder of the plot is laid mainly to well kept lawns interspersed with a variety of mature trees providing excellent privacy.

Adjoining the rear of the property is a lovely area of raised decking suitable for outside dining and leading to the pool area with heated pool.

A substantial portion of the garden was formerly used as a paddock with separate access onto the lane and this could be reinstated if required.

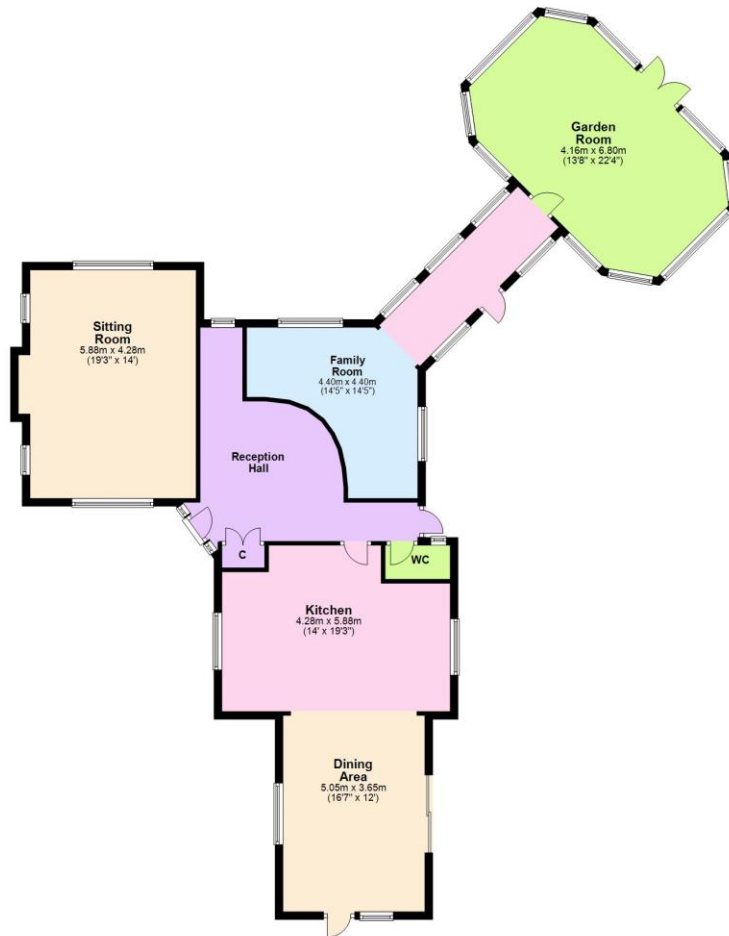
## Services

Mains gas, electric, drainage and water

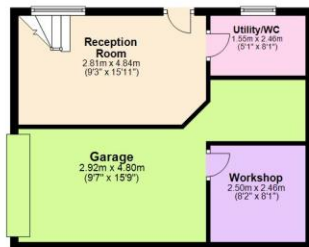
Council Tax Band F

Energy Performance Rating TBC

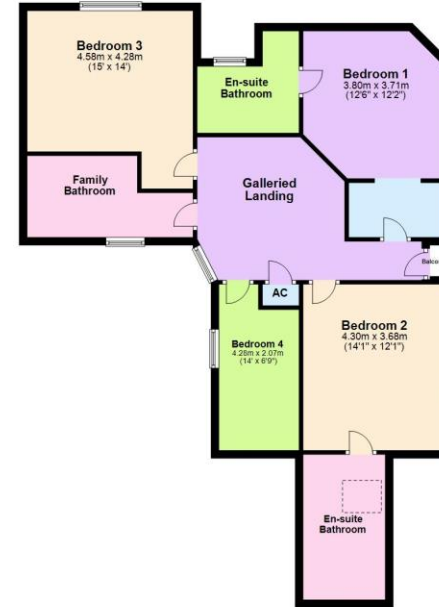
**Ground Floor**  
Approx. 135.2 sq. metres (1455.3 sq. feet)



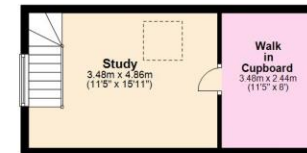
**Outbuilding Ground Floor**  
Approx. 43.2 sq. metres (464.5 sq. feet)



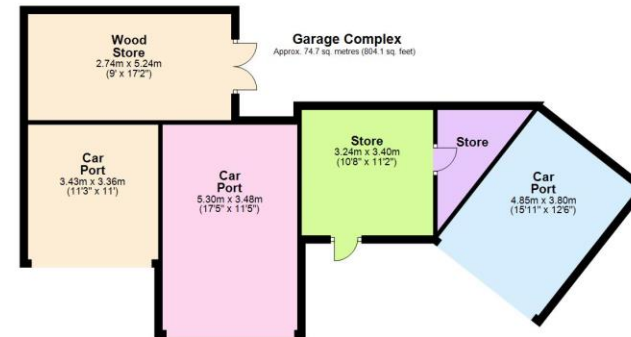
**First Floor**  
Approx. 96.4 sq. metres (1037.5 sq. feet)



**Outbuilding First Floor**  
Approx. 25.7 sq. metres (277.8 sq. feet)



**Garage Complex**  
Approx. 14.7 sq. metres (159.1 sq. feet)



Total area: approx. 375.2 sq. metres (4038.2 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.

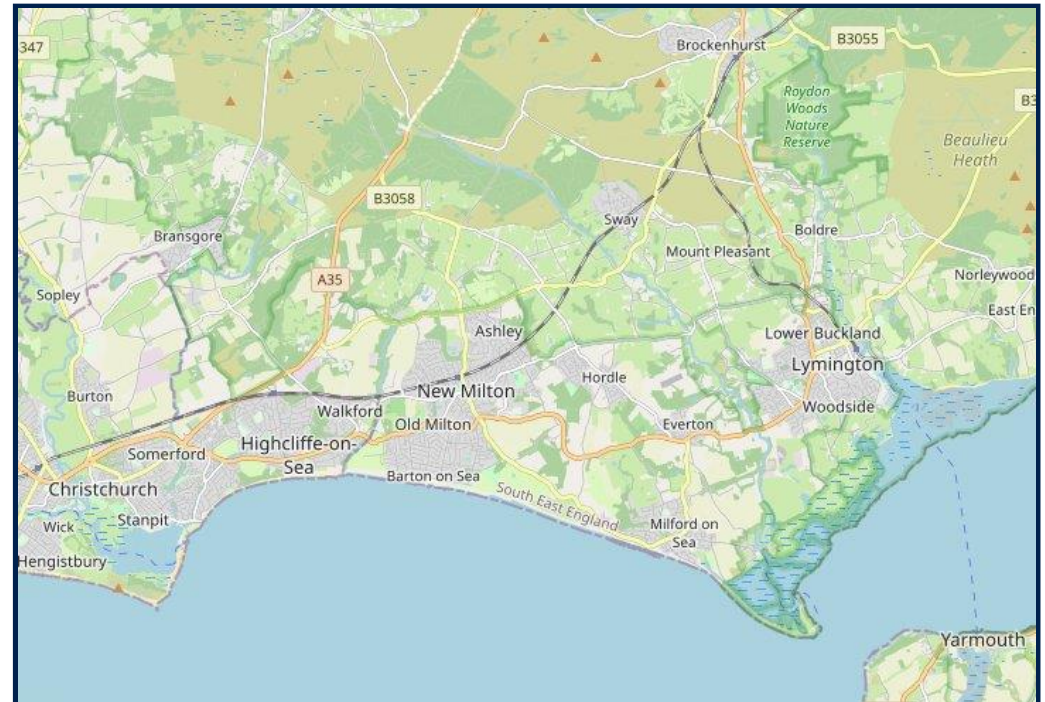


## Situation

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 over the railway bridge. Upon reaching Bashley roundabout continue straight across and take the first turning left into New Lane. Immediately turn right into Ossemsley South Drive. Upon reaching the crossroads, continue straight ahead into Green Lane where the property will be found towards the end on the left hand side.





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