



*Toad Hall, Bashley Cross Road, New Milton, BH25 5SZ*

*£699,950*

**Mitchells**  
1963 — TODAY



*Toad Hall*  
*Bashley Cross Road*  
*New Milton*  
*Hampshire*  
*BH25 5SZ*

A charming three/four bedroom character cottage situated in the popular village of Bashley, set on beautiful old English style gardens and having a lovely far-reaching outlook over neighbouring paddocks. The property offers excellent room sizes and is currently set up with a self-contained one bedroom annexe ideal for family and friends. Other features include good off road parking, a detached double garage, a large kitchen, excellent living space and situated on the edge of The New Forest National Park.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Family Room/Bedroom Four
- Landing
- Three Double Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Double Garage
- Off Road Parking
- Cottage Style Gardens



## The Property

Porch with attractive tiled flooring, double glazed front door and recess ceiling spotlights.

Entrance hall with staircase to the first floor and a wide arch leading through to the superb sitting room benefitting from a double aspect, Clearview woodburning stove, casement doors onto the patio and a lovely outlook over the gardens.

Spacious separate dining room with recess ceiling spotlights and a pretty outlook over a private area of the garden.

Kitchen/breakfast room fitted with a range of white wall and base units with a timber worktop and an inset sink unit with mixer tap over, integrated Siemens electric oven, AEG hob and extractor fan, integrated Fisher and Paykel dishwasher, room for tall fridge freezer, attractive floor tiling, ample room for kitchen table, feature twin high level double glazed Velux windows providing an abundance of light and UPVC double glazed door onto the courtyard area of garden.

Family room/bedroom four with attractive timber effect flooring, a double aspect, casement door onto private garden and a spiral staircase to one of the first floor bedrooms.

First floor landing with trap to the roof space and airing cupboard.

Three first floor double bedrooms all having lovely views and one with an ensuite wet room fitted with a white suite comprising a shower area, WC, wash basin with storage beneath, fully tiled walls and an extractor fan. This bedroom can also be accessed via the spiral staircase on the ground floor creating a self-contained unit, if required.

Spacious bathroom fitted with a white suite comprising a free standing roll top bath with mixer tap and shower attachment over, separate shower cubicle with glass shower screen, wash basin with storage beneath, WC and a chrome ladder style heated towel rail.





## *Gardens & Grounds*

Toad Hall sits on a good sized and private plot with twin timber gates providing access off New Lane.

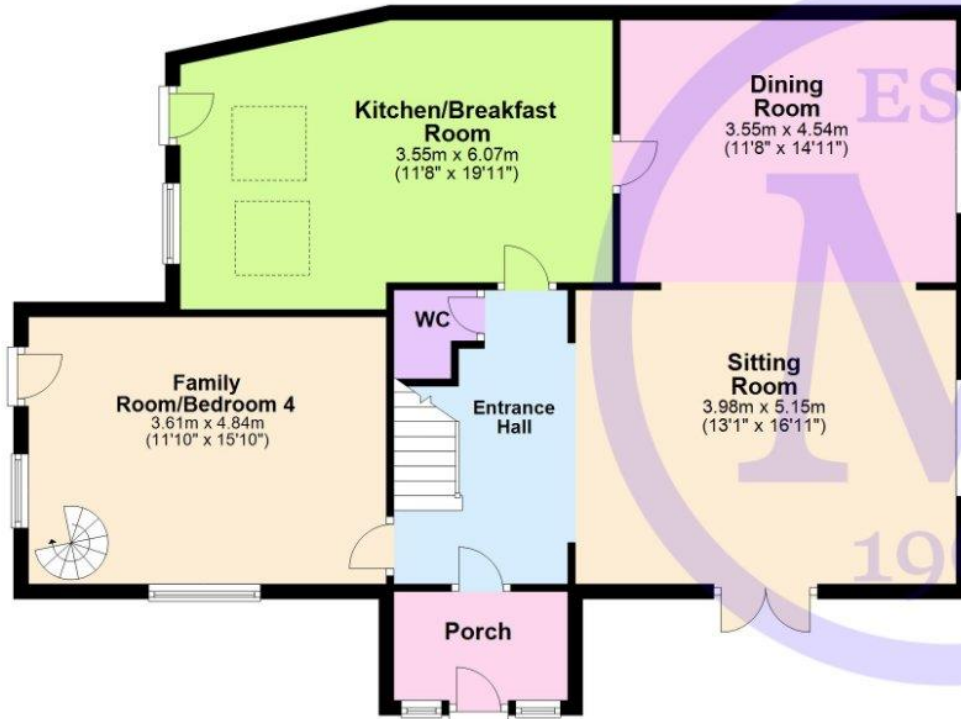
The gardens are laid out in a beautiful old English style with area of crazy paved patio, well-kept lawns, well stocked and mature flower and shrub beds and borders, timber summerhouse, high level boundary hedging providing a high degree of privacy, private garden area enjoying a self-contained unit laid mainly to patio, courtyard area of garden adjoining the kitchen/breakfast room, detached double garage with electric up and over door, pitched roof, power and light.

## *Services*

- Mains electric and water
- Council Tax Band E
- Energy Performance Rating C

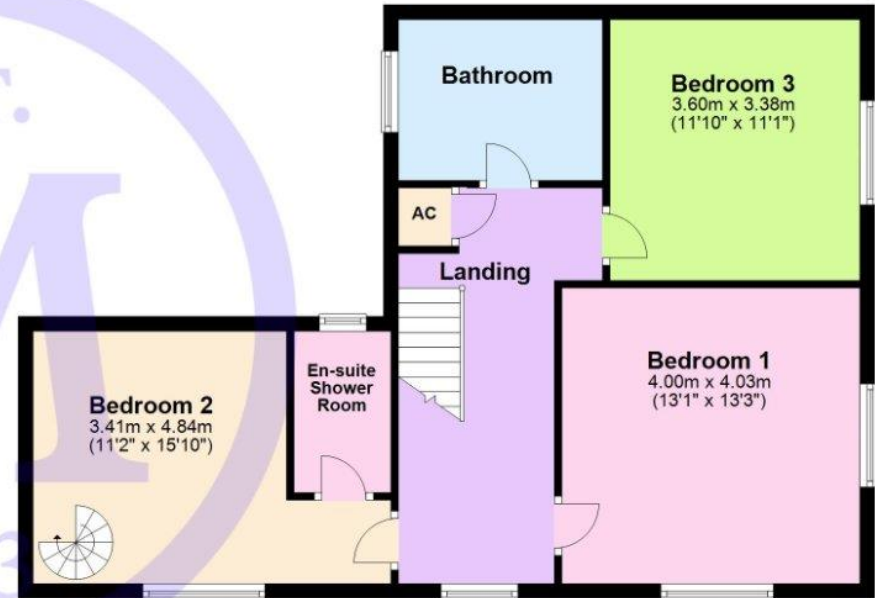
### Ground Floor

Approx. 90.5 sq. metres (973.8 sq. feet)



### First Floor

Approx. 64.7 sq. metres (696.0 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.

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## 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 Toad Hall will be found on the right hand side at the junction of New Lane.





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