



*5 Ossemsley Manor, Ossemsley, Christchurch, BH23 7EE*

£699,950

**Mitchells**  
1963 — TODAY



*5 Ossemsley Manor  
Ossemsley  
Christchurch  
Hampshire  
BH23 7EE*

A stunning four bedroom, three storey townhouse forming a substantial part of a handsome grade II listed country house converted in 1984 and set in beautiful park like grounds of approximately three acres. This property is the sole townhouse in the building and benefits from an adjoining private courtyard style garden taking full advantage of the fantastic views, excellent decorative order throughout, three bath/shower rooms, a garage, additional private parking for three vehicles, a lovely kitchen/dining room and a beautiful sitting room with casement doors onto the private courtyard and also enjoying wonderful far reaching views.

- Sitting Room
- Kitchen/Dining Room
- Shower Room
- First Floor Landing
- Two Bedrooms
- Ensuite Shower Room
- Second Floor Landing
- Two Bedrooms
- Ensuite Shower Room



## The Property

Beautiful sitting room with a handsome stone fireplace with an inset gas fire, full height glazing and twin timber double glazed casement doors onto the private courtyard, all taking full advantage of the stunning views on offer.

Lovely kitchen/dining room fitted with a range of shaker style wall and base units with oak worktops and an inset one and a half bowl sink unit with mixer tap over, integrated double electric oven, four burner gas hob and extractor, ample room for kitchen table, oak flooring, space for tall fridge freezer, large understairs storage cupboard, attractive wall tiling, under cupboard lighting and stairs to the first floor.

Luxury shower/utility room fitted with a high quality white suite comprising a fully tiled shower cubicle with a thermostatic control shower, sink unit with timber top and storage beneath, WC, space and plumbing for washing machine and tumble dryer, recess ceiling spotlights, attractive floor tiling and extractor fan.

Attractive first floor landing with built in book shelving and staircase leading to the second floor.

Two first floor bedrooms both with lovely far reaching views and with the master bedroom having attractive oak flooring, a double aspect, stunning views and a high quality ensuite shower room fitted with a modern suite comprising a level access shower with thermostatic control unit, wash basin, WC, attractive floor tiling, recess ceiling spotlights, extractor fan and a chrome ladder style heated towel rail.

Second floor landing with a large storage cupboard housing a wall mounted boiler.

Two double bedrooms both with fantastic views and one currently used as a home office and benefitting from a triple aspect.

Ensuite shower room fitted with a white suite comprising a fully tiled shower cubicle, thermostatic control shower, wash basin, WC, chrome ladder style heated towel rail, tile effect flooring, recess ceiling spotlights, extractor fan and a double glazed Velux window.





## *Gardens & Grounds*

This property benefits from an adjoining and private courtyard style garden laid mainly to textured paved patio and decorative stone and directly borders the open fields.

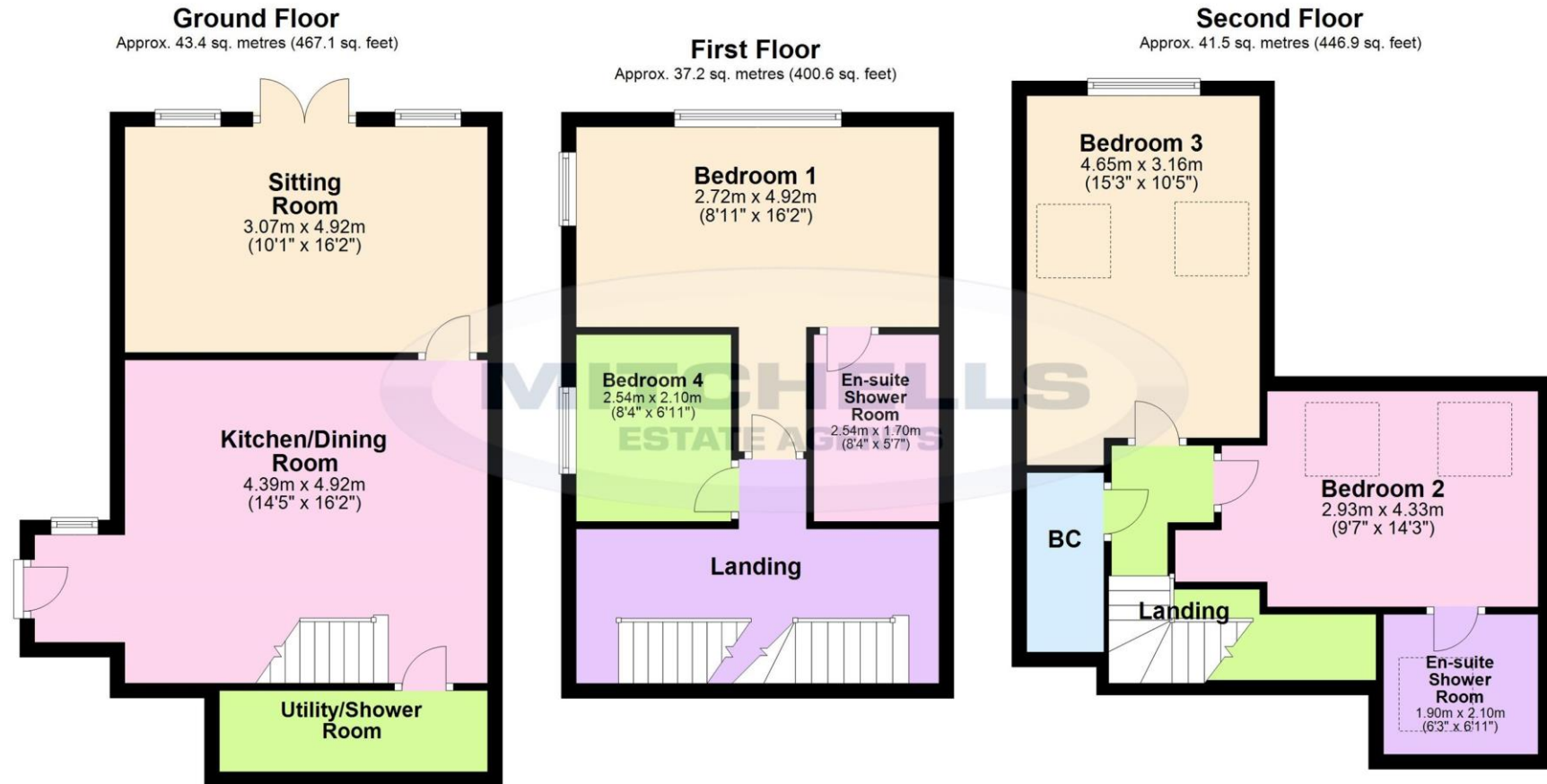
This property also benefits from a private parking area which adjoins the property and provides parking for three vehicles. There is also a single garage with a pitched roof and up and over door.

Ossemsley Manor sits in fantastic park like grounds with rolling lawns, woodland and a communal gazebo and extending to approximately three acres.



## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed



"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.

**5 Ossemsley Manor, Ossemsley, Christchurch**

## *Situation*

Ossemsley is a small hamlet of just a handful of properties in a beautiful rural position with the open forest of The New Forest National Park only a short distance away.

## *Directions*

From Mitchells proceed along Old Milton Road. At the roundabout continue straight across and take the first turning right into Gore Road, After approximately half a mile turn right into Stem Lane. At the end bear left into Bashley Common Road. At the top of the hill turn right, sign posted Beckley. After approximately one mile turn right and continue for approximately half a mile where Ossemsley Manor will be found on the right hand side.





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