



*Claremount, St. Johns Road, Bashley, New Milton, BH25 5SB*

*£600,000*

**Mitchells**

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*Claremount St.  
Johns Road  
Bashley  
New Milton  
Hampshire  
BH25 5SB*

An individual detached family house set in a peaceful village location, situated on a fantastic mature plot of just over a quarter of an acre. The property is offered with no forward chain and features include scope for further extension, easy walking distance to the village store, three bedrooms, two reception rooms, including a superb extended sitting room, a sunny rear aspect, and easy access to the open forest of the New Forest National Park.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Landing
- Three Bedrooms
- Shower Room
- Garage
- Off Road Parking



## The Property

Entrance hall with a hardwood front door and stairs to the first floor.

A superb large triple aspect sitting room with a Purbeck stone fireplace with a timber mantle, views over the front and rear gardens, and UPVC double glazed sliding doors opening onto the patio.

Separate dining room with an outlook to the front.

Kitchen fitted with a range of white units and a timber effect worktop, an inset sink unit with a mixer tap, space for a cooker, a oil fired boiler, part tiled walls, a lovely outlook over the rear garden, a larder cupboard, and an understairs storage cupboard.

The kitchen and dining room could be combined to create a fantastic kitchen/family room, if required.

Spacious separate utility room with additional storage units, a timber effect worktop, a sink unit, and ample space for appliances.

First floor landing with an airing cupboard.

Three first floor bedrooms, two of which have built-in wardrobes.

Fully tiled shower room fitted with a modern white suite comprising a corner shower cubicle with a thermostatically controlled shower, a wash basin, a WC, tiled flooring, and a ladder style heated towel rail.





## *Gardens & Grounds*

The property sits on a beautiful, mature plot of just over a quarter of an acre.

The front garden, accessed via a timber five-bar gate, is laid mainly to lawn, with mature hedging providing privacy from the road.

A driveway offers off road parking and leads to a single garage with an up and over door.

Adjoining the rear of the property is a good-sized patio, with the large rear garden laid mainly to lawn along with mature, well-stocked flower, shrub, and heather beds and borders, a greenhouse, a timber garden shed, and a sunny aspect.

## *Services*

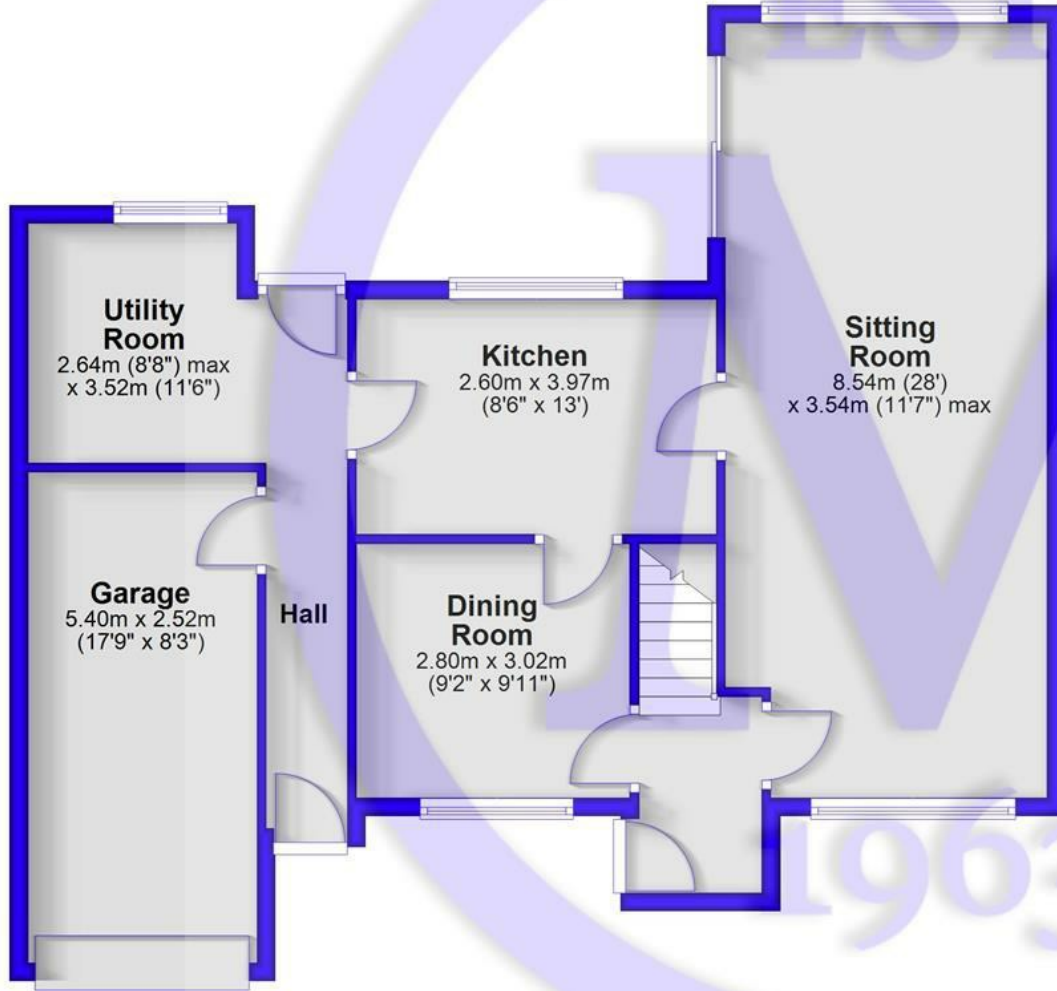
Mains gas, electricity, water and drainage

Council Tax Band: F

Energy Performance Certificate (EPC) Rating: F

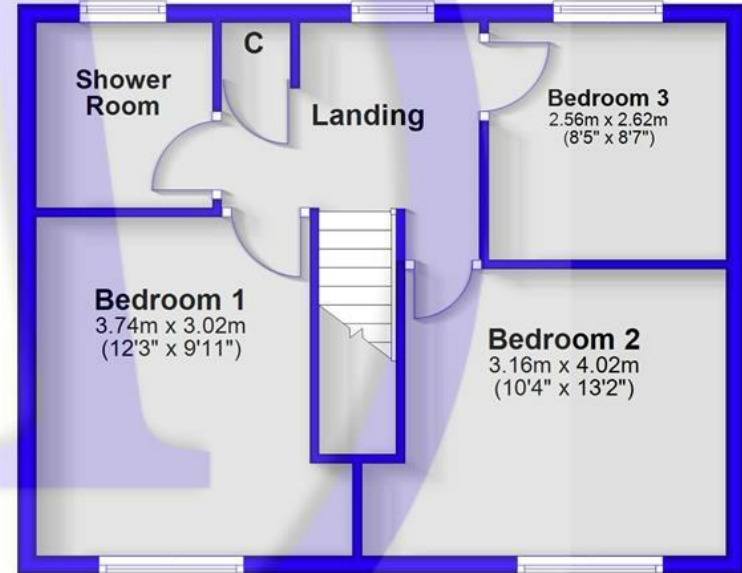
### Ground Floor

Approx. 80.7 sq. metres (869.1 sq. feet)

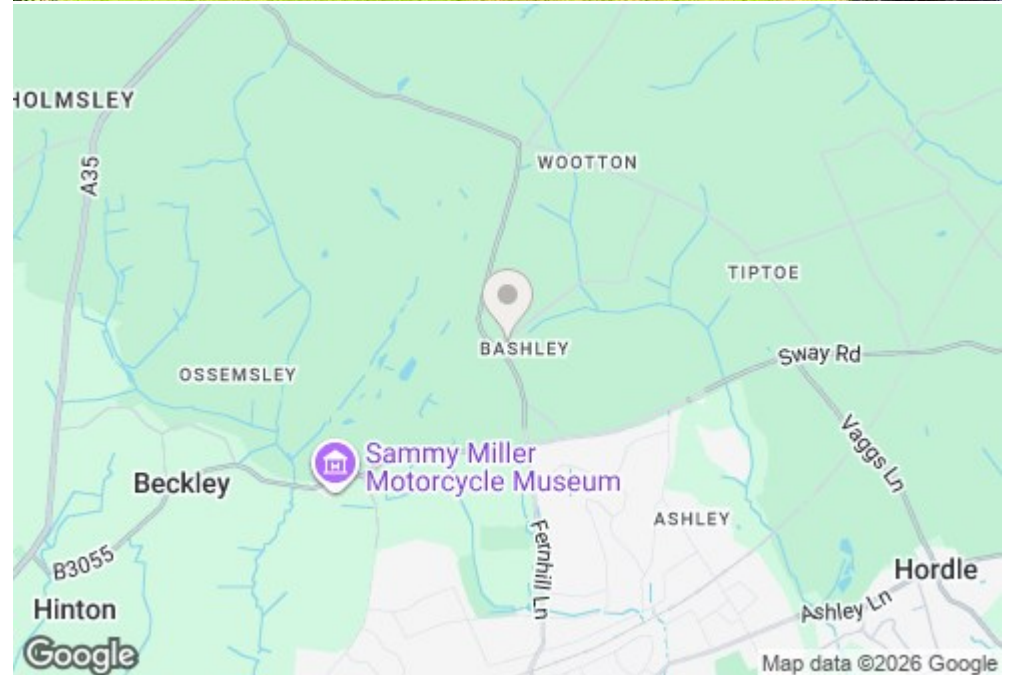


### First Floor

Approx. 44.6 sq. metres (479.9 sq. feet)



Total area: approx. 125.3 sq. metres (1349.0 sq. feet)



## Situation

Bashley is a small village nestled within the beautiful New Forest National Park, offering 92,000 acres of stunning countryside. The village boasts a well-stocked convenience store/Post Office, football and cricket grounds, a country pub, and two nurseries/garden centres. With easy access to New Milton's mainline rail links, the Barton on Sea clifftop and beach, and the expansive open forest of the New Forest National Park, Bashley provides a perfect blend of rural charm and convenient connectivity.



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