



2 Ferndene Cottages, Bashley Cross Road, New Milton, BH25 5SY

£525,000

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*2 Ferndene Cottages
Bashley Cross Road
New Milton
Hampshire
BH25 5SY*

A rare opportunity to purchase this three bedroom Victorian cottage, situated in a semi-rural position within easy reach of New Milton town centre and the mainline railway station. The property offers an impressive kitchen/dining room, a separate sitting room, a utility room with a ground floor WC, three good sized bedrooms, a modern family shower room, a garden room, a home office, and a useful garage. This cottage sits on an impressive plot with off road parking and views over the nearby fields.

- Charming Three Bedroom Cottage
- Semi-Rural Location
- Views Over Nearby Fields
- Impressive Kitchen/Dining Room
- Sitting Room
- Utility Room With A WC
- Modern Family Shower Room
- Home Office
- Garden Room
- Off Road Parking
- Garage
- Spacious & Secluded Garden



The Property

Entrance hall with carpeted flooring, a UPVC window to the side, and stairs to the first floor landing.

Sitting room with a pleasant bay window overlooking the front and a feature fireplace with log burner.

Kitchen/dining room with tiled flooring, UPVC windows enjoying an outlook over the rear garden, timber wall and base units, a timber worktop, a large island with storage, a butler style sink with a mixer tap over, an integrated dishwasher, space for a tall fridge freezer and Rangemaster cooker, and a step leading to the utility room.

Utility room with useful storage, space and plumbing for a washer dryer, and a door to the ground floor WC with a wash hand basin and a UPVC double glazed window.

First floor landing with a UPVC double glazed window overlooking the nearby fields.

Bedroom one is a generous king sized bedroom with a pleasant outlook over the neighbouring fields.

Bedrooms two and three enjoy outlooks over the rear garden and are both double bedrooms.

Modern shower room with tiled flooring, part tiled walls, an extractor fan, wall hung, mirror fronted cabinets, a radiator, and a suite comprising a WC, a wash hand basin with a mixer tap over, and a large shower cubicle with sliding shower screen.





Gardens & Grounds

To the front of the property is a gravel driveway providing off road parking for two vehicles, an oil tank, doors leading to the garage, and a timber closeboard fence with a five bar gate, providing privacy from the road.

The rear garden is a particularly good size and enjoys excellent privacy and views over the nearby fields. Adjoining the rear of the property is a large area of patio, with the remainder mainly laid to lawn with mature shrubs and trees. There is a door leading to the garage, home office and garden room, which benefits from double doors opening onto an area of decking.

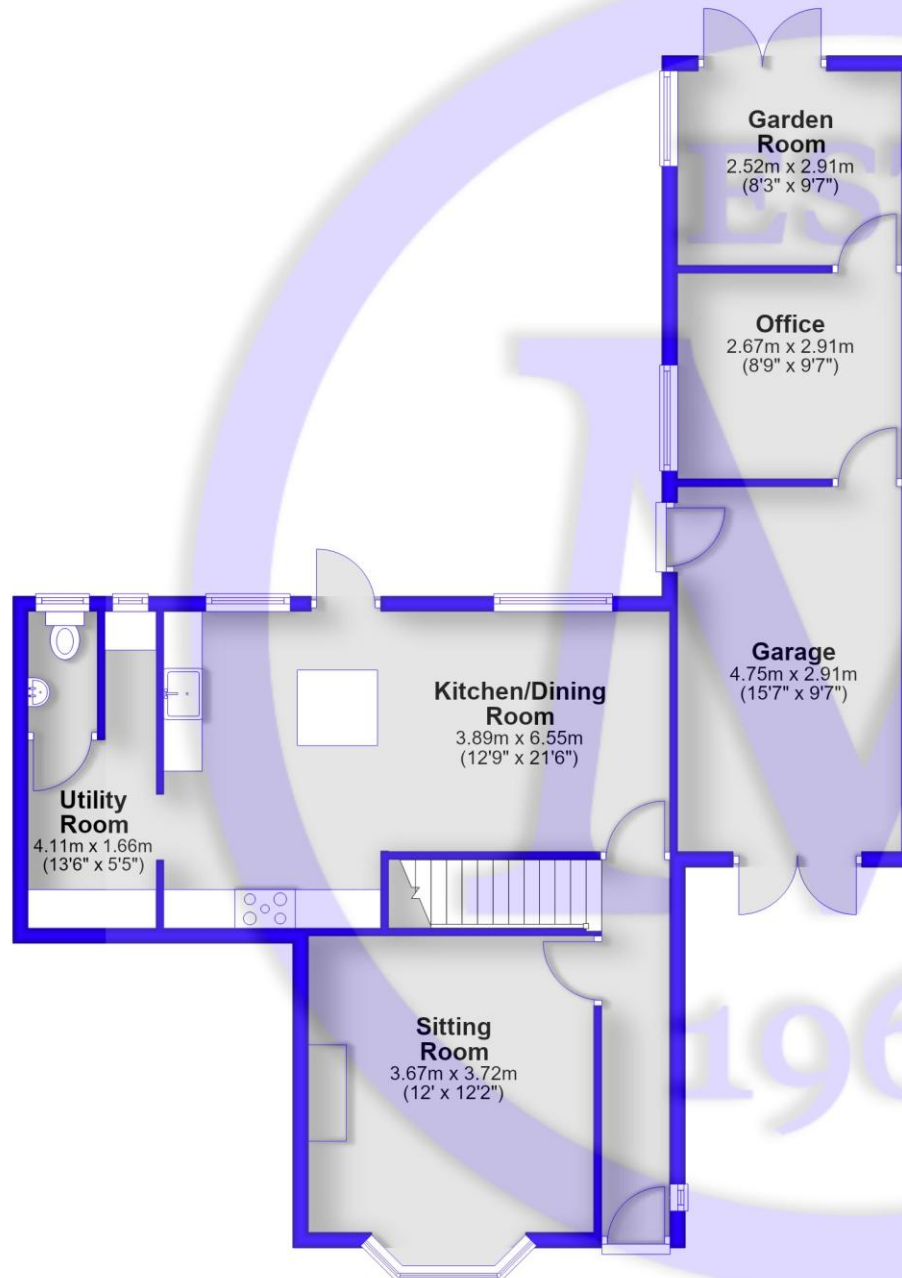


Services

- Mains electricity and water
- Private drainage and oil tank
- Council Tax Band: E
- Energy Performance Rating: E

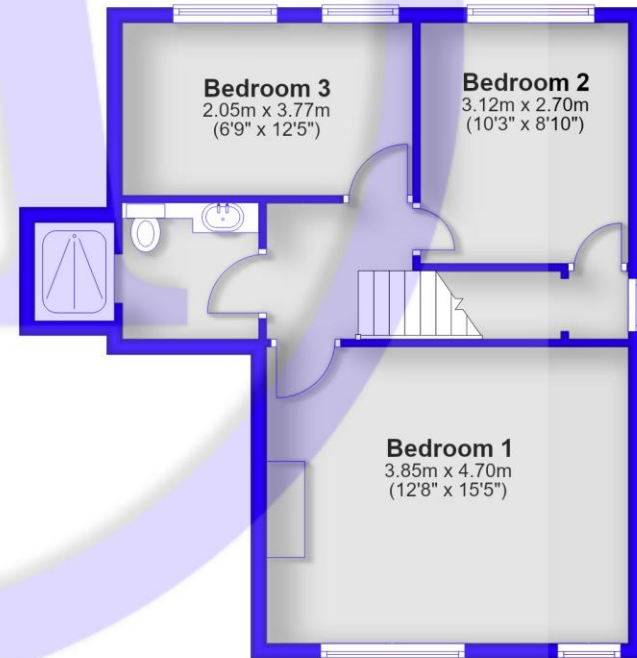
Ground Floor

Approx. 82.2 sq. metres (885.2 sq. feet)

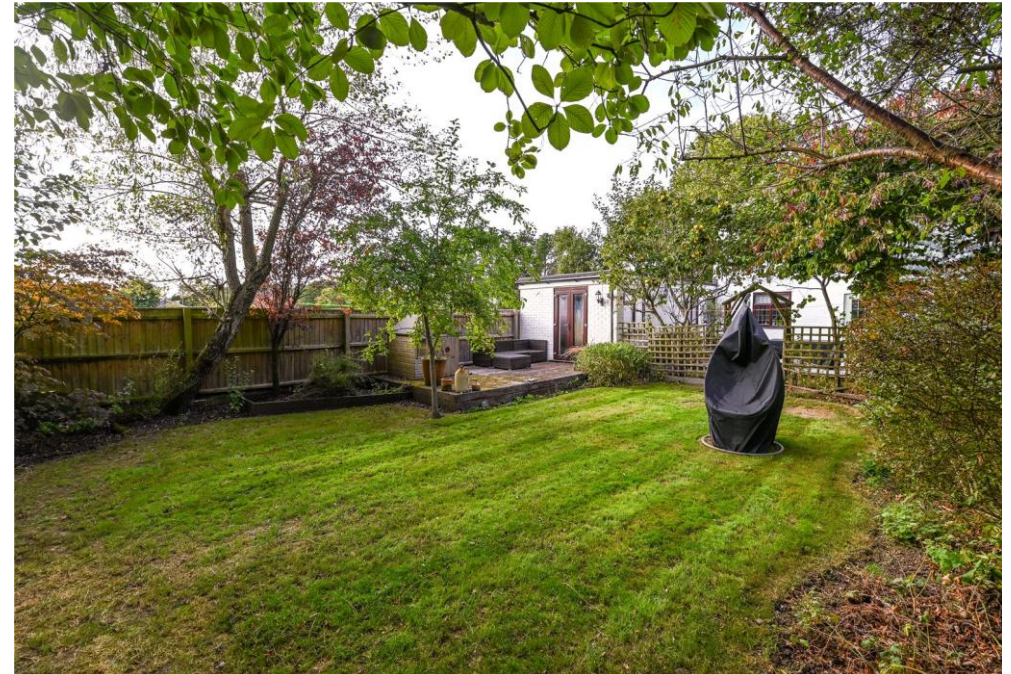


First Floor

Approx. 46.2 sq. metres (497.2 sq. feet)

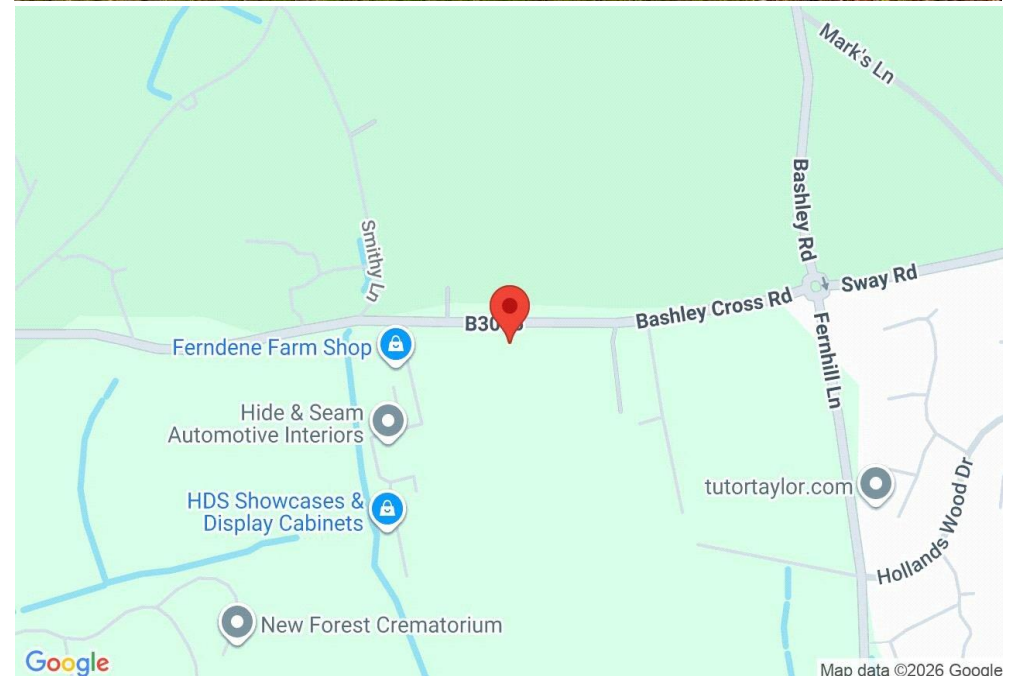


Total area: approx. 128.4 sq. metres (1382.4 sq. feet)



Situation

New Milton is a thriving market town on the western edge of Hampshire, just moments from the Solent coastline. With views across Christchurch Bay towards the Isle of Wight and miles of scenic coastal walks, it's a popular place to enjoy the outdoors. The town has a mainline railway station with direct services to London Waterloo in under two hours, making it a convenient choice for commuters. Alongside a good selection of state and independent schools, New Milton is home to a 27-hole links-style golf course and the renowned Chewton Glen Hotel. Combining coastal scenery with excellent amenities and transport links, it's an appealing place to live.





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