



**The Homestead, Bashley Cross Road,
Bashley, Hampshire, BH25 5SY**



DELIGHTFUL GRADE II LISTED THATCHED CHARACTER COTTAGE!
We are pleased to offer this most appealing three bedroom, two reception room detached character home with lovely gardens to both the front and rear and situated on the fringes of the wonderful New Forest National Park. Further features include electric gates, extensive driveway and large garage (24' x 12').

Price....£595,000

- **Three Bedrooms**
 - **Living Room**
 - **Dining Room**
 - **Kitchen**
- **Bathroom**
 - **En Suite WC**
 - **Lovely Gardens**
 - **Extensive Parking**

Please note that because this is an older cottage it is difficult to accurately measure the rooms, therefore the measurements should only be taken as an approximate guide. Please note that some of the ceilings, door frames and beams do give restricted standing height, which is one of the joys of an older cottage! Also, as was not uncommon with old cottages, one of the bedrooms leads off another.

Front door with sheltered entrance opens to:

LIVING ROOM: 21'0" x 11'0" (6.40m x 3.35m) Approx measurements. Impressive fireplace with wooden burner, windows to front, radiators, power points, feature beamed ceiling, second feature fireplace, cupboard housing modern LPG boiler. Door to lobby, doorway to:

DINING ROOM: 12'0" x 11'0" (3.66m x 3.35m) Windows to front, one of which has a feature window seat, feature beamed ceiling, feature fireplace, radiator, opening to kitchen, staircase to first floor, power points, light points.

REAR HALLWAY: Stable door to rear garden, radiator, doorway to utility room, tiled floor, light point, heater. Doorway to:

KITCHEN: 14'0" x 7'0" (4.27m x 2.13m) Window to rear, tiled floor, power points, part tiled walls, ceiling light points. Range of base cupboard and drawer units with work surfaces over, sink unit, space for fridge, space for 'Range style' cooker (which is included) which has an electric oven plus a further gas oven and gas hob, integrated dishwasher.

UTILITY ROOM: Space for washing machine and tumble dryer or freezer. Cupboard, work surfaces, window to rear, power and light, control panel for alarm system. Door to:

BATHROOM: WC, wash hand basin, bath with shower over, tiled floor, fully tiled walls, window, shaver point, heated towel rail, ceiling down lighters.

FIRST FLOOR LANDING: Power points, part beamed ceiling. Door to:

BEDROOM ONE: 12'0" x 11'0" (3.66m x 3.35m) Feature vaulted part beamed ceiling, window to front, radiator, power points, light point. Door to:

BEDROOM THREE: 11'0" x 11'0" (3.35m x 3.35m) Window to front, feature vaulted part beamed ceiling, radiator, power points, ceiling light point. **PLEASE NOTE THAT THIS BEDROOM IS ONLY ACCESSED OFF BEDROOM ONE.** Door to:

EN SUITE 'POWDER ROOM': WC, wash hand basin.

BEDROOM TWO: 11'0" x 9'0" (3.35m x 2.74m) Maximum measurements. Window to front, radiator, power points, ceiling light point.

OUTSIDE: The cottage sits on a lovely large plot with useful 'in and out' drive off Bashley Cross Road with lots of off road parking and space to turn with two five bar gates giving access. There are then additional electric gates opening on to Smithy Lane, adjoining which is the garage.

FRONT: There is a lovely lawned area to the front of the cottage with hedge and shrub borders and a feature Well. To the side is a small pond with a water feature and a raised decked area. There is also the LPG tank for the heating and the garden the private drainage system.

DETACHED GARAGE: 24'7" x 12'3" (7.49m x 3.73m) The vendor informs us that this building was in fact originally the Blacksmiths for the village! Up and over door to front, light and power, door to side. At the rear is a useful utility room with further plumbing for washing machine etc, as well as a sink with hot and cold water, power and light. There is also a 'gardeners WC'.

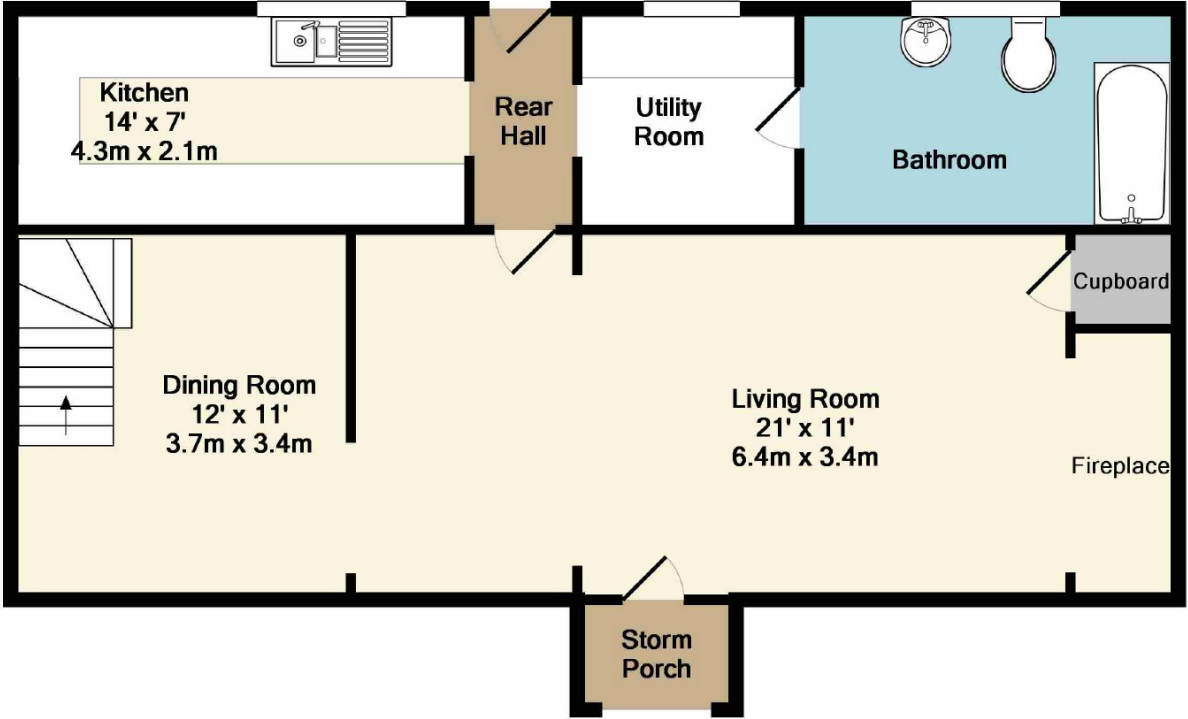
REAR: To the rear of the cottage is another good sized lawned area, adjoining which is a paved patio and a pedestrian gate onto Smithy Lane. There are shrub borders, a greenhouse at the bottom of the garden a further decked area with impressive large **SUMMER HOUSE** with power.

COUNCIL TAX BAND: F, **EPC RATING:** F

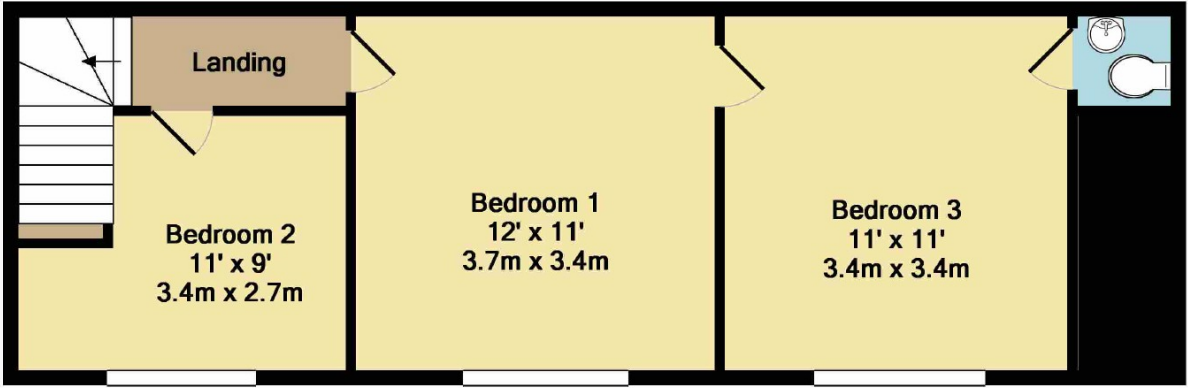
APPROX FLOOR AREA: 1153 sq ft (107 sq m)

DIRECTIONS: From our office bear right into Old Milton Road and turn left at the traffic lights into Station Road. Continue over the railway bridge and out of town along Fernhill Lane. At Bashley roundabout turn left and then the property can be found on the right hand side roughly opposite the Farm Shop.

IMPORTANT: There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



GROUND FLOOR
APPROX. FLOOR
AREA 734 SQ.FT.
(68.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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