

St Kenelms

St Johns Road, Bashley, BH25 5SB

SPENCERS
NEW FOREST


BAR











Situated in a peaceful semi-rural location, just moments from the open forest and within easy reach of the amenities of Bashley and New Milton, this stunning detached property offers an ideal blend of countryside living and convenience. Fully refurbished by the current owners, the property is presented in immaculate condition throughout and further benefits from a delightful south-facing garden and a detached garage.

The Property

A solid composite front door opens into a spacious entrance hallway, providing access to all principal reception rooms, the kitchen and a downstairs WC, with stairs leading to the first floor.

To the left of the hallway is a versatile reception room, currently utilised as a home office, but equally suited to a variety of uses, including a playroom, dining room or cosy snug.

Positioned to the right is the triple aspect kitchen/dining room, fitted with a range of cream coloured wall and base units, complimented by wood-effect work surfaces and a built-in pantry. The kitchen is equipped with an integrated oven, fridge/freezer, washing machine and dishwasher. There is ample space for a dining table, while a side door provides convenient access to the outside.

Leading from the kitchen is a light and spacious summer room, enjoying views towards the rear garden and featuring double doors opening directly onto the rear terrace, creating an ideal space for relaxing and entertaining. Completing the ground floor is the sitting room, which can be accessed from both the entrance hallway and kitchen. This attractive double aspect room benefits from an open fireplace, adding character and charm, together with double doors opening onto the outside terrace.

£700,000

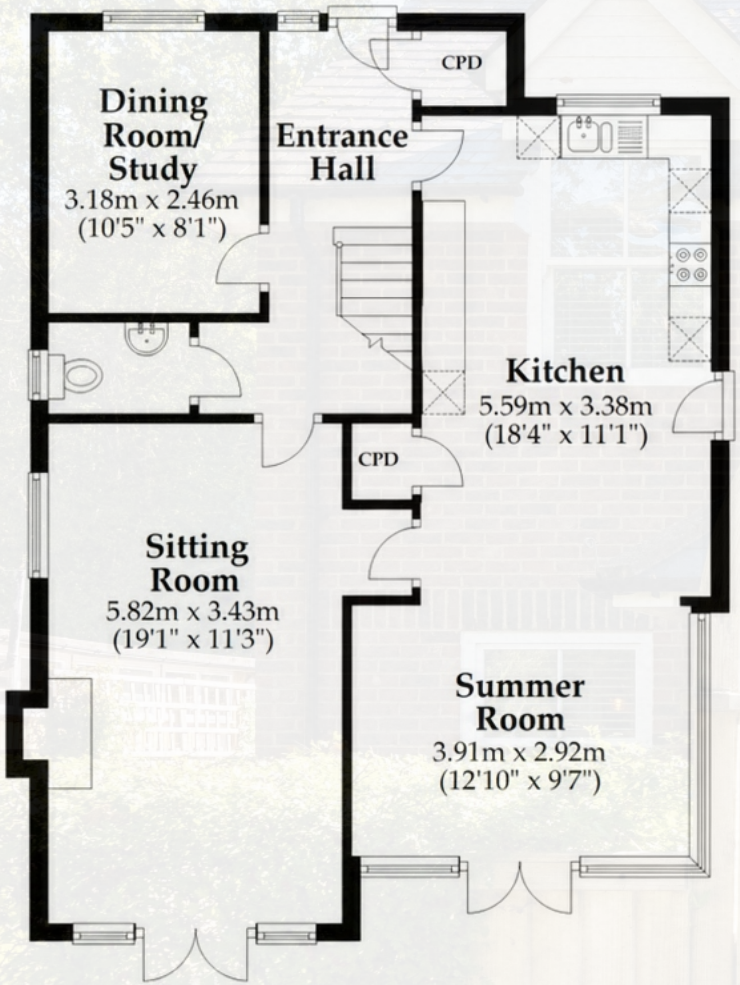
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FLOOR PLAN

Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

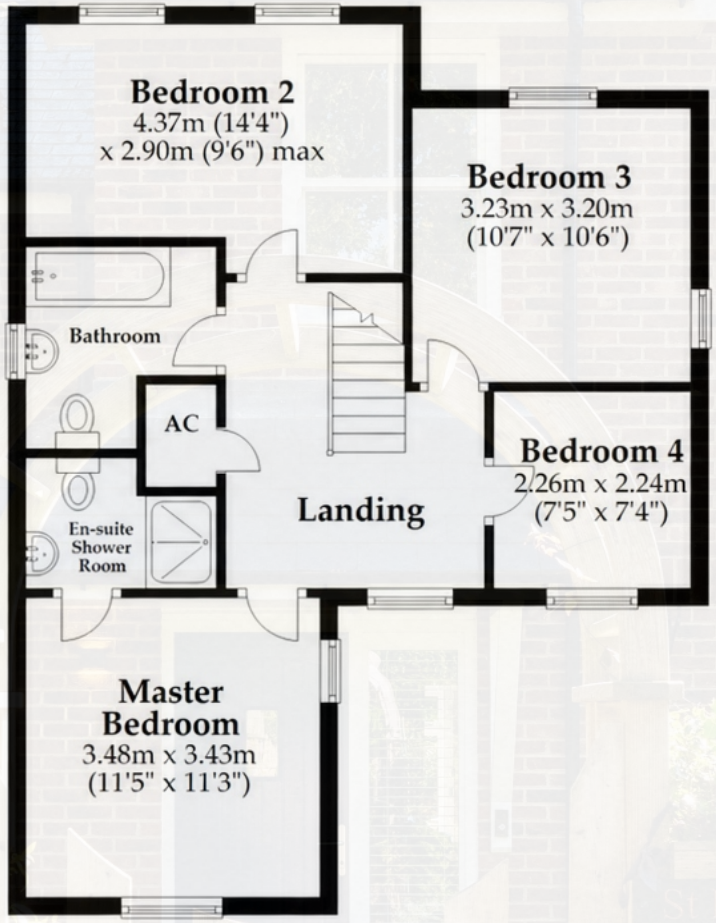
Ground Floor

Approx. 72.7 sq. metres (782.7 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.6 sq. feet)



Outbuilding

Approx. 26.8 sq. metres (288.8 sq. feet)



Total area: approx. 159.0 sq. metres (1711.2 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood

LJT SURVEYING











The Property Continued…

Stairs lead up to the first floor landing, leading to the main bedroom, a generous double room featuring sash windows overlooking the rear garden and the added benefit of an en-suite shower room.

There are two further well-proportioned double bedrooms, along with a fourth bedroom, currently utilised as a dressing room, offering flexibility to suit a variety of needs.

The accommodation is completed by the family bathroom, which is fully tiled and fitted with a bath with shower over, wash basin with storage cupboard beneath and WC.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: C Current: 72 Potential: 76

Services: Mains gas, electric and water
Heating: Gas central heating
Drainage: Small Sewage Treatment Plant

Flood Risk: Very Low

Broadband: Superfast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)
Mobile Signal / Coverage: No known issues, buyer to check with their provider

Parking: Private driveway and garage





Grounds & Gardens

The property is approached via a wooden five bar gate, opening onto a tarmac driveway which provides access to the detached garage. A paved pathway leads to the front door and covered porch.

The front garden is predominantly laid to lawn, with established hedging providing a degree of privacy. A pedestrian picket gate and paved pathway offer a separate approach to the front door.

To the rear, a paved terrace provides an excellent space for outdoor seating and entertaining, Beyond, the southerly facing garden is mainly laid to lawn and enclosed by timber fencing, with woodland bordering the far end, creating a particularly private and secluded setting.

At the rear of the garden, raised planting beds and a further decked area provide additional space to relax and enjoy the sunshine throughout the day, making this an appealing outdoor space for both relaxing and entertaining.

Directions

From the traffic lights in the centre of New Milton proceed in a northerly direction along Station road, continuing out of New Milton, over the railway bridge and into Fernhill Lane. Proceed out of town and upon reaching the Bashley crossroads roundabout continue straight ahead, following the road and taking the right hand turning just before Loaders Garage into St Johns Road. The property can be found on the right hand side just before St Johns Church Hall.

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.











Bashley offers the best of both worlds being on the doorstep of the New Forest National Park and the south coast as well as benefiting from local amenities such as Bashley Village Stores.

The Situation

The property is situated inside the southern edge of The New Forest, within ½ a mile of open forest and just four miles from the coast which offers cliff top walks, beaches, and spectacular views over the Solent and the Isle of Wight. Local amenities at New Milton are within one mile with schools for all age groups including the renowned Ballard School nearby. The Georgian coastal town of Lymington is within eight miles where you will find a range of boutique shops, many fine restaurants, excellent sailing facilities, and a thirty minute car ferry crossing to Yarmouth on the Isle of Wight. The property is well placed for access to other major towns and cities including Bournemouth (13 miles), Southampton (19 miles) and Winchester (31 miles), with a link to London Waterloo via New Milton (2 hours) or Brockenhurst (1 hour 40 minutes).



For more information or to arrange a viewing please contact us:

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