

Willys Well

Bashley Common Road, Bashley, BH25 5SF

SPENCERS
NEW FOREST

Willys Well

BASHLEY COMMON ROAD • BASHLEY

A truly rare and quintessential Grade II listed period thatched cottage, set in approximately 6.9 acres of stunning gardens and paddocks, with stables, outbuildings, tack room, workshop and double garage, together with the all-important and rarely available benefit of direct forest access to the New Forest National Park. Offered to the market in immaculate condition, the property has been subject to an extensive programme of refurbishment by the current owners.

£1,195,000

3 4 3











The Property

Upon entering, the character and charm of this delightful home are immediately apparent. At the heart of the home is the dual-aspect sitting room, featuring a large inglenook fireplace with a wood-burning stove. Beyond, to the rear, is the dining room, with French doors opening out onto the idyllic rear garden. To the right of the dining room is the comprehensively appointed kitchen, which in turn leads through to the AGA room, useful utility/boot room, study and boiler room. Flanking the living accommodation at either end of the home are two double bedrooms, one served by a family shower room and the other benefiting from an en-suite shower room.

On the first floor is a generous double bedroom served by a modern family bathroom, together with a gallery area currently utilised as an additional bedroom. A further double bedroom, accessed via a second staircase, offers the flexibility to be self-contained or used as an adjoining bedroom or nursery.

This beautiful, unspoilt yet substantial cottage is idyllically nestled within its abundant gardens and grounds, presenting a truly rare and exciting prospect for any potential purchaser.





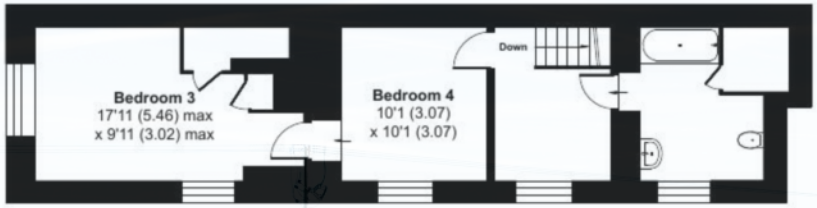




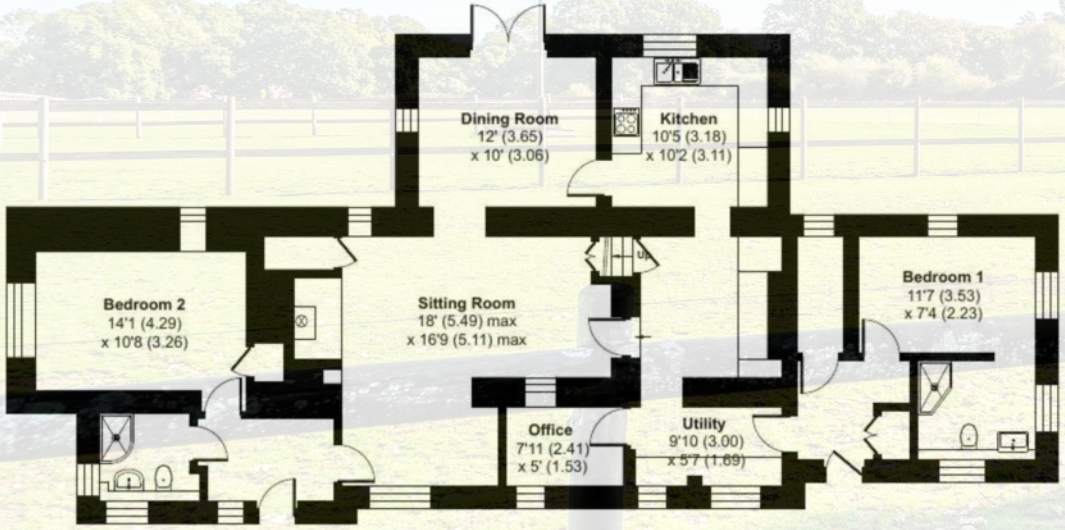
Willys Well, Bashley Common Road, New Milton, BH25 5SF

Approximate Area = 1848 sq ft / 171.6 sq m
Garage = 537 sq ft / 49.8 sq m
Outbuildings = 602 sq ft / 55.9 sq m (excludes hay store)
Total = 2987 sq ft / 277.3 sq m
For identification only - Not to scale

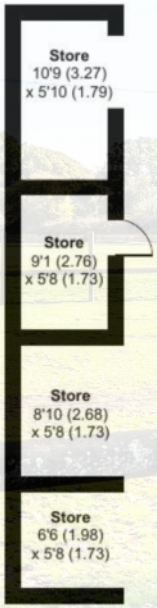


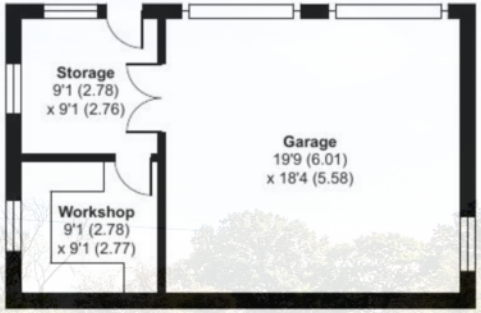


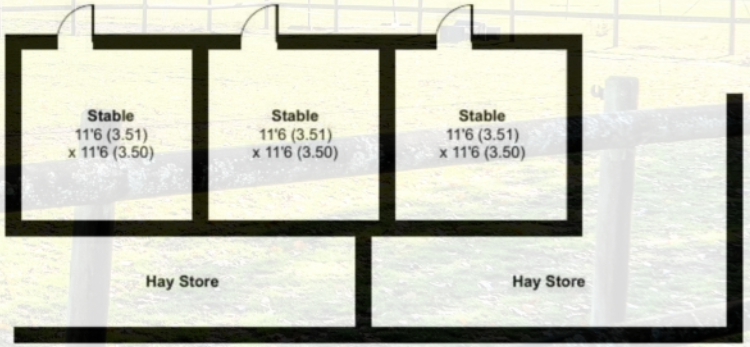
FIRST FLOOR



GROUND FLOOR







Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

The home is discreetly positioned behind an established hedged boundary, offering an immediate sense of seclusion and privacy. The grounds extend in total to approximately 6.9 acres.

The secure gated entrance gives way to a large driveway, providing ample parking for multiple vehicles, including a boat, trailer or horse lorry if required. Accessed from the approach is the sizeable double garage, with up-and-over doors and an adjoining tack room and workshop.

The home is set amongst stunning, established cottage gardens. A fence separates the front garden from the driveway, whilst the delightful front garden enjoys a sunny aspect, with beautifully stocked beds and borders bursting with seasonal colour and flanking the gently contoured lawn. A fitting approach to such a charming home.

The gardens wrap around the side and rear of the home and are equally verdant and charming, having been beautifully landscaped and maintained by the current owners. The garden is a true sanctuary, enjoying complete privacy and attracting a wide variety of birdlife, including nuthatches and woodpeckers.

The grounds are predominantly laid to lawn, with bountiful beds and borders stocked with a glorious array of colourful flowers and established shrubs. A large feature pond provides a wonderful focal point and is home to several koi carp. Beyond this are established fruit trees and, in the spring, a beautiful carpet of bluebells.

A small, seasonal stream runs the length of the garden, separating the ornamental gardens from the paddocks and kitchen garden, with a greenhouse and chicken run beyond.





Additional Information

Energy Performance Rating: C Current: 69 Potential: 77
Council Tax Band: F
Tenure: Freehold

Services: Mains gas, electric and water
Heating: Gas central heating
Drainage: Sewage treatment plant
Property Type: Detached
Parking:

Property construction:
Flood Risk:

Broadband: FFTC - : Broadband speeds up to 1000 Mbps available at the property
Mobile Signal / Coverage : No known issues, please contact provider for further Clarity

Please note: This property is affected by a Tree Preservation Order (TPO)
Grade II Listed

Directions

From our office in Burley proceed south turning right onto the A35 after about three miles. Continue for about 0.25 miles then turn left onto the B3058 Holmsley Road, signposted New Milton. Proceed through the wooded forest and continue on this road passing the Rising Sun on your left. After crossing the cattlegrid the entrance to Willys Well will be found on your left hand side just after the bend



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The Situation

The property is situated inside the southern edge of The New Forest, within 1/4 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).

Viewing

By prior appointment only with the vendors 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.



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

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