

2 Ferndene Cottages

Bashley Cross Road, New Milton, BH25 5SY

SPENCERS













A charming and beautifully presented Victorian three bedroom semi-detached cottage positioned in a highly sought after semi rural location offering fabulous, extensive views of the surrounding countryside.

The Property

At the front of the home, an entrance hall with windows to the side and stairs to the first floor lead you into a generous characterful lounge on the left and kitchen/dining space to the rear.

The sitting room has a bay window to the front and a boasts a feature fireplace with original Victorian slate surround and log burner. Towards the end of the hallway, you are guided through to a immaculately presented kitchen & dining area.

Offering a delightful aspect overlooking the private garden and surrounds, the kitchen consists of a large central island, bespoke hand-made kitchen units with wooden worktops, integrated cupboard space inclusive of a built-in full-size dishwasher, complimented by hard stone flooring and doors out onto the garden beyond.

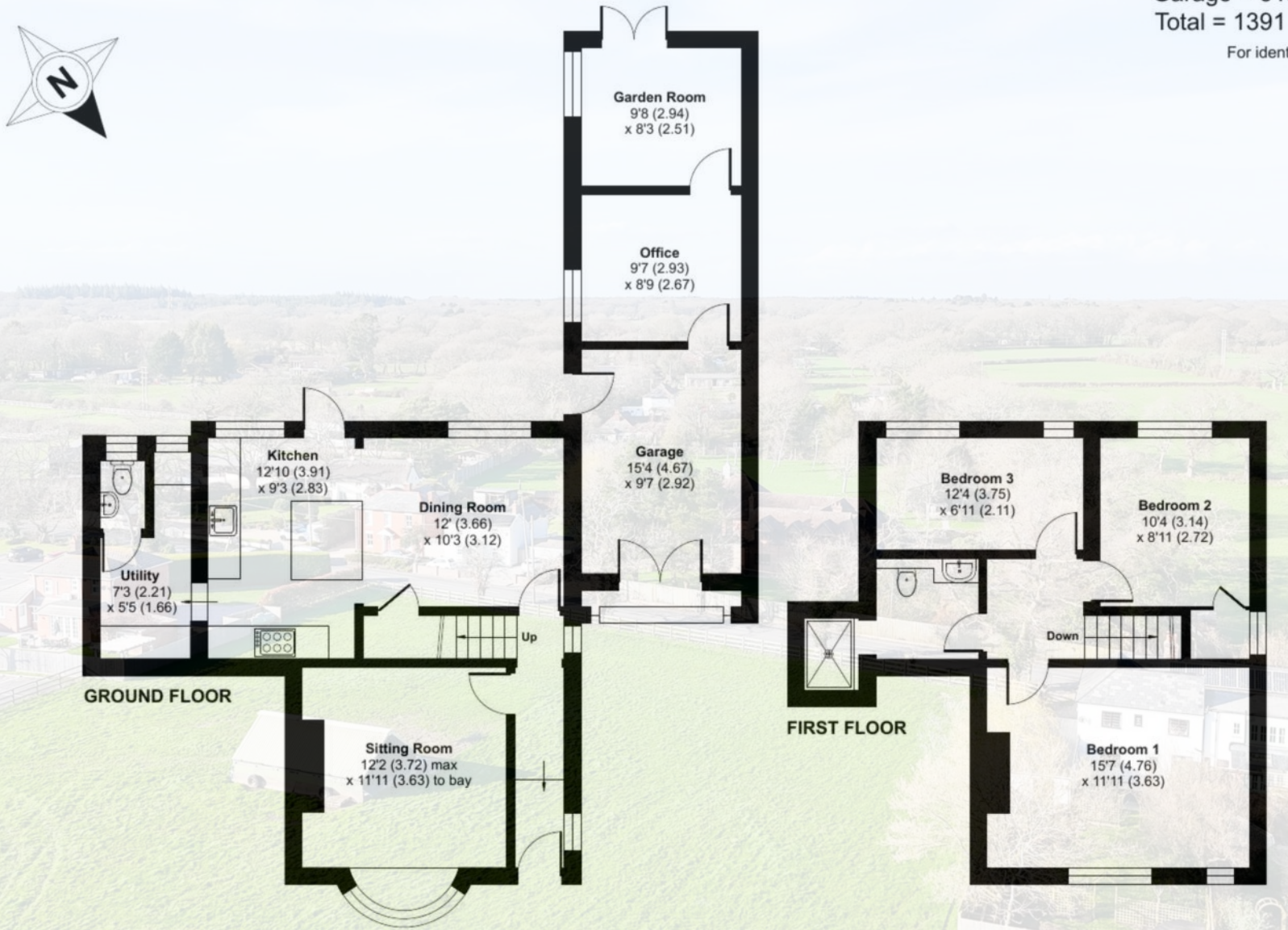
A separate utility room extends off of the kitchen providing necessary space for domestic appliances along with a separate downstairs cloakroom.

£525,000

3 3 1

FLOOR PLAN

Approximate Area = 1072 sq ft / 99.5 sq m
Garage = 319 sq ft / 29.6 sq m
Total = 1391 sq ft / 129.1 sq m
For identification only - Not to scale



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

Upstairs comprises of a very generously sized principal bedroom featuring a cast iron fireplace and to sets of large windows to the front offering plentiful natural light.

Adjacent sits a family bathroom which has been recently refreshed offering a contemporary blend consisting of a W/C, a wash basin and large walk-in shower.

Both guest bedrooms act as very good sized double rooms and finished with a serene view overlooking the garden and farmland.

Grounds & Gardens

Externally, the property benefits from an exceptionally well maintained and landscaped, south facing private rear garden surrounded by open fields and farmland.

On the rear, westerly side of the plot lies a large outbuilding providing further ancillary accommodation including one large store area, a spacious office/study space finished with a further garden room with doors out onto the decking.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: E Current: 50 Potential: 69

Services: Mains electric & water, LPG gas for cooking
Private drainage: Septic tank
Heating: Oil fired heating

Flood Risk: Very low
Property Construction: Standard construction

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property.
Superfast broadband with speeds of up to 69 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

Please note, the property is affected by a flying freehold.





The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south. This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.

Eating out experiences range from gastropubs to fine dining via The Kitchen, a relaxed restaurant and cookery school at Chewton Glen Country House Hotel overseen by TV Chef James Martin.

New Milton developed after the arrival of the railway in the late 19th century (train services into London take around two hours), therefore property choice comprises some character property, modern family homes on tree-lined avenues, and country houses bordering the New Forest.

Important Information

Spencers Property 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 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.



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