



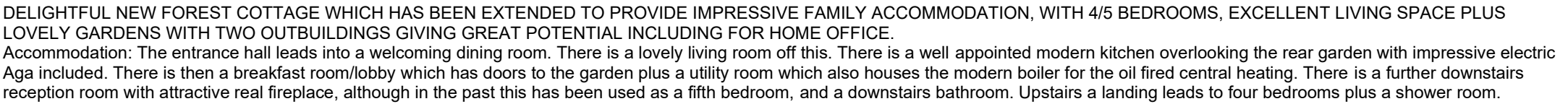
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Brackens, Bashley Cross Road, Bashley, New Milton, Hampshire, BH25 5SY
Asking Price £750,000

Brackens, Bashley Cross Road, Bashley, New Milton, Hampshire, BH25 5SY

- Charming spacious cottage
- Offered chain free
- Within the New Forest National Park
- Living room & dining room
- Well appointed modern kitchen
- Four first floor bedrooms
- Garden room & garden lodge/home office
- Character features including sash windows
- Ground floor bathroom, First floor shower room
- Flexible accommodation with potential ground floor bed' 5

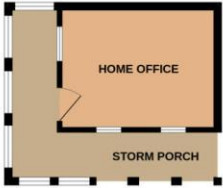




Outside: To the front there is parking and the generous driveway then continues along the side and then leading to the rear. There is an impressive rear garden with extensive split level patio. There is a lovely lawned area and the original garage building has been converted to provide a useful garden room (14'8" x 8') which could have many potential uses, this has good storage above and sheds behind. Private drains. There is then additionally another garden lodge/potential home office (11' x 9') with internet connected.

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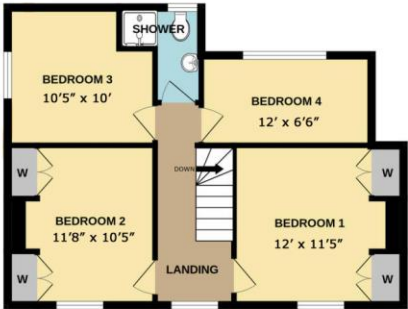
21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



This floor plan shows a ranch-style house with a total area of 1200 sq. ft. The layout is as follows:

- Shed:** Attached to the left side of the house.
- Garage:** Attached to the bottom left side of the house.
- Store:** A small room located between the Shed and the Garage.
- Dining Room:** 13'9" x 10'6", centrally located.
- Family Room:** 11'7" x 10'6", located at the bottom left, adjacent to the Dining Room.
- Entrance Hall:** Located at the bottom center, featuring a staircase labeled "UP".
- Kitchen:** 13'1" x 12", located at the top right, adjacent to the Dining Room.
- Breakfast Room:** 9'1" x 8", located at the top center, adjacent to the Dining Room.
- Bathroom:** Located between the Dining Room and the Sitting Room.
- Sitting Room:** 12' x 11'5", located at the bottom right, adjacent to the Family Room.
- Utility Room:** Located at the top left, adjacent to the Breakfast Room.

Diagram illustrating a vertical storage unit. A large vertical rectangle is shown. At the top, a smaller rectangle is divided into four horizontal sections. An arrow points downwards from the top section, labeled "DOWN". Below this, the text "LOFT STORAGE" is written.



TOTAL FLOOR AREA : 175.3 sq.m. (1887 sq.ft.) approx.
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VERY IMPORTANT, PLEASE READ: 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. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. The flood risk is deemed as 'very low' unless stated otherwise. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.

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