



**PETTENGELLS**  
ESTATE AGENTS

Hollybank Cottage, Bashley Common Road, Bashley, Hampshire, BH25 5SG  
Asking Price £765,000

## Hollybank Cottage, Bashley Common Road, Bashley, Hampshire, BH25 5SG

- Beautifully Presented Character Cottage
- 3/4 Bedrooms
- 4/3 Reception rooms
- Secluded large garden
- Ensuite shower room & dressing room to master bedroom
- Utility room
- Detached garage
- Chain Free sale
- Viewing highly recommended
- Close to open New Forest







BEAUTIFULLY PRESENTED CHARACTER COTTAGE CLOSE TO THE OPEN FOREST.

**Accommodation:** The front door opens into the inner hallway with stairs to the first floor. Door opens into the impressively large drawing room with doors leading onto the rear garden. There is a separate dining room with another flight of stairs to the first floor. This leads into the study/bedroom 4 and there is a sun room opening to the rear. The well appointed new kitchen leads into the utility room and door to the downstairs WC and garden. The master bedroom upstairs has a fitted dressing room which then leads into the ensuite shower room. There are two further bedrooms with a luxurious new bathroom to compliment.

**Outside:** To the front the 'in and out' driveway gives lots of parking. There is also a lawned garden with hedge borders. There is a garage adjoining the property which has up and over doors to front and rear. The rear garden is a delightful feature comprising a good sized lawned area with further shrub and hedge borders. There is also a paved patio adjoining the property. Private drainage.

**EPC:** D, **Tenure:** Freehold, approx floor area 1490 sq ft (138 sq m), **Flood risk:** Very low, **Broadband speed:** Basic/fast 10/69 Mbps.

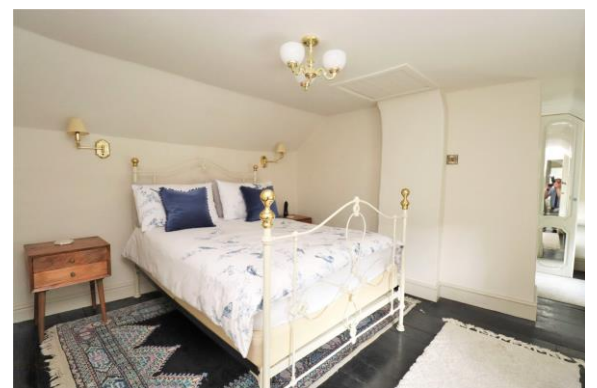


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TOTAL FLOOR AREA: 1667 sq.ft. (154.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, doors and any other parts are approximate and no responsibility is taken 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.  
Made with MapInfo 10.0.2

**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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