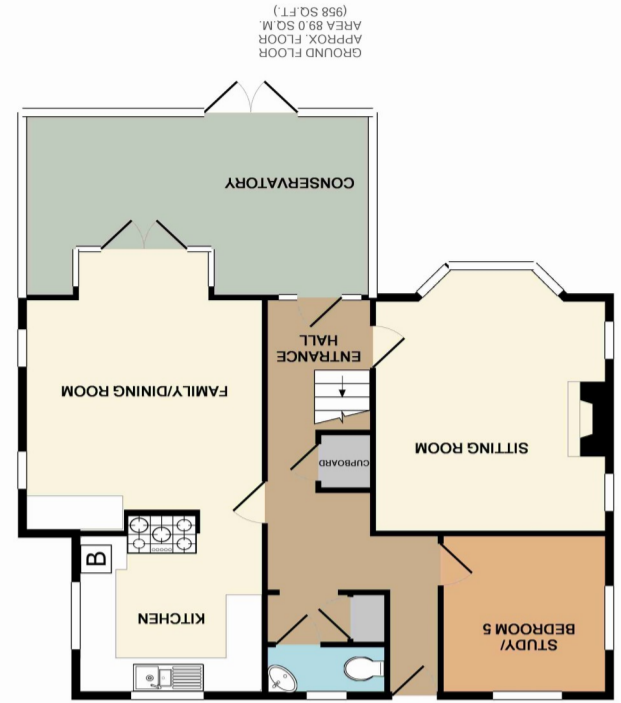
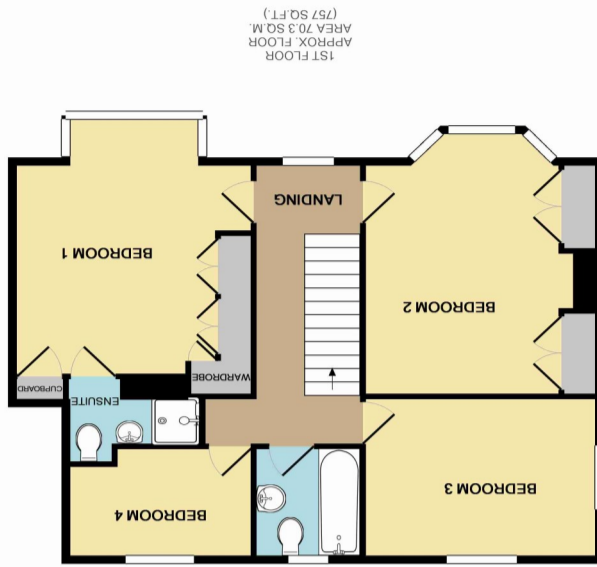




FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
 Measurements are approximate. Not to scale. (Illustrative purposes only)
 TOTAL APPROX. FLOOR AREA 159.3 SQ.M. (1715 SQ.FT.)
 Made with Mapbox ©2014



TWO OAKS
 BASHLEY ROAD
 BASHLEY
 NEW MILTON
 HAMPSHIRE, BH25 5RX



HAYWARD FOX
 OF NEW MILTON

GUIDE PRICE: £499,950

TWO OAKS, BASHLEY ROAD, BASHLEY, NEW MILTON, HAMPSHIRE, BH25 5RX

A generously sized, older style, detached, four bedroom house with good sized kitchen/family dining room, set in good sized gardens in the semi rural village of Bashley.

ACCOMMODATION IN DETAIL: (all measurements are approximate)

Door to:

ENTRANCE HALL: Wood flooring, two radiators, understairs storage cupboard, attractive leaded light door and matching side windows to conservatory. Built in storage cupboard

CLOAKROOM: Corner wash hand basin, low level w.c., radiator with cover, quarry tiled floor, extractor fan, obscure UPVC double glazed window overlooking front aspect.

SITTING ROOM: 15'10" x 13' Feature open fireplace with tiled hearth and ornate surround, T.V. aerial point, radiator, UPVC double glazed window overlooking side aspect and further UPVC double glazed bay window overlooking rear garden.

SUPERB KITCHEN/FAMILY DINING ROOM: **KITCHEN** measuring 10' x 10' (3.05m x 3.05m) With granite work surfaces comprising bowl and a third sink unit with good range of drawers and cupboards below, inset six ring gas and electric range cooker with double oven below, ceiling spot lights, range of matching wall mounted cupboards, built in fridge and separate freezer and integrated dishwasher, tiled flooring, cupboard housing Worcester gas fired combination boiler, UPVC double glazed windows overlooking front and side aspects, radiator. **DINING ROOM** measuring 16'3" x 13'2" (4.95m x 4.01m) Tiled flooring, radiator, telephone point, built in dresser unit with display shelving, incorporating granite work surface with storage cupboards below, UPVC double glazed window overlooking side aspect, UPVC double opening casement doors and matching full length side windows to:

CONSERVATORY: 19' x 10'8" (5.79m x 3.25m) Ceiling fan light, two radiator, tiled flooring, power points, UPVC double glazed windows and double opening casement doors to the garden.

GROUND BEDROOM STUDY/BEDROOM: 9'6" x 9'3" (2.9m x 2.82m) Coved ceiling, radiator, two UPVC double glazed windows overlooking front and side aspects.

Stairs from entrance hall lead to;

FIRST FLOOR LANDING: Hatch to loft, radiator, UPVC double glazed window overlooking gardens.

BEDROOM ONE: 15'7" x 11'2" (4.75m x 3.4m) Excellent range of wardrobe cupboards, wood flooring, radiator, UPVC double glazed bay window overlooking gardens. Door to:

EN SUITE SHOWER ROOM: Being part tiled comprising wash hand basin, low level w.c., tiled shower cubicle with Mira shower over, inset lighting, heated ladder towel rail.

BEDROOM TWO: 17' x 11'11" (5.18m x 3.63m) Ceiling spot lights, built in wardrobe cupboard, radiator, UPVC double glazed bay window overlooking gardens.

BEDROOM THREE: 12'6" x 9'5" (3.81m x 2.87m) Coved ceiling, ceiling light point, wood flooring, radiator, UPVC double glazed windows overlooking front and side aspects across fields.

BATHROOM: Being part tiled comprising pedestal wash hand basin, low level w.c., bath with mixer tap, inset ceiling lighting, radiator, obscure UPVC double glazed window overlooking rear aspect.

BEDROOM FOUR: 10'10" x 6'6" (3.3m x 1.98m) Radiator, wood flooring, UPVC double glazed window overlooking front aspect.

OUTSIDE:

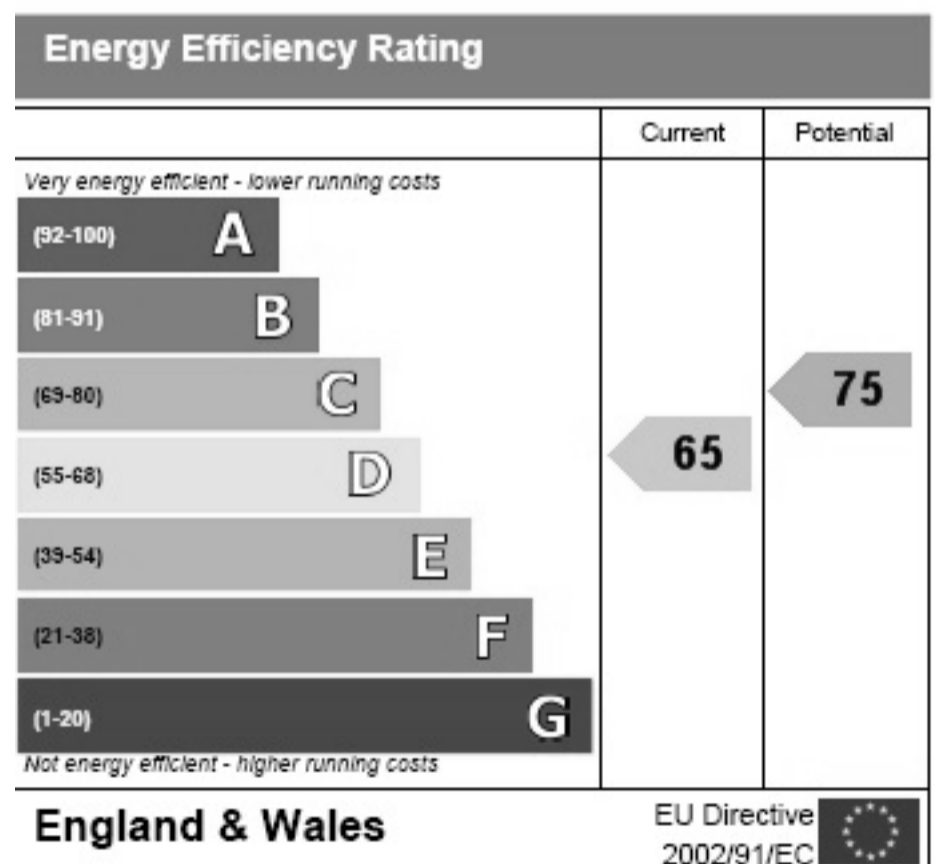
The property is approached via a five bar gate, giving access to a good sized frontage, laid to stone/shingle for ease of maintenance and providing excellent parking. Outside lighting. **GARDEN SHED.** Pedestrian access to both sides of the property with space for trailer to the left hand side, leading to:

THE REAR GARDEN, being of a good size, enclosed by mature hedging and laid predominately to lawn, interspersed with shrub and flower borders, **TIMBER GARDEN SHED** and side pedestrian gate.

NOTE: There is a further area of garden adjoining the property, which is available for sale by separate negotiation.

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a northerly direction along Station Road, continuing over the railway bridge into Fernhill Lane, until reaching the roundabout, continuing straight over into Bashley Road. Continue for approximately a third of a mile, where Two Oaks is situated on your left hand side, just past Bashley cricket ground and is named.

Address: Two Oaks, Bashley Road, NEW MILTON, Hampshire, RRN:



The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.