



Ossemsley Manor, Ossemsley, Near New Milton, Dorset, BH23 7EE



DELIGHTFUL MANSION APARTMENT!

We are pleased to offer 'chain free', this appealing two bedroom, ground floor character apartment situated in a highly desirable grade II listed building in a lovely country location close to the New Forest. Share of freehold.

Price....£275,000

- **Two Bedrooms**
 - **Kitchen**
 - **Large Living Room**
 - **Bathroom**
- **Garage**
 - **Rural Location**
 - **Character Apartment**
 - **Lovely Grounds**

ENTRANCE HALL: Cupboard housing water tank, radiator.

LIVING ROOM: 22'0" narrowing to 20'0" x 14'3" (6.71m narrowing to 6.10m x 4.34m) Impressive large room, window to the front of the building, radiator.

KITCHEN: 11'4" x 6'2" (3.45m x 1.88m) Modern range of base cupboard and drawer units with work surfaces over and further wall mounted cupboards with down lighting, radiator, window, sink unit, integrated appliances comprising, fridge freezer, double oven, hob, hood, dishwasher and washing machine/tumble dryer.

BEDROOM ONE: 11'8" x 10'6" (3.56m x 3.20m) Window, radiator.

BEDROOM TWO: 10'3" x 7'5" (3.12m x 2.26m) Window, radiator.

SHOWER ROOM: Modern suite comprising WC, wash hand basin and impressive large shower, heated towel rail.

OUTSIDE: Ossemsley Manor sits in extensive and impressive grounds and the building is approached by a long sweeping private driveway. There is a GARAGE (18' x 7'9", pitched roof) in a block and a parking area. There is a superb communal garden pavilion with BBQ area.

GENERAL: Share of freehold. 125 year lease from 1996. Private drainage.

COUNCIL TAX BAND: D, EPC: Not needed as listed building.

APPROX FLOOR AREA: 704 sq ft (65 sq m)

DIRECTIONS: From our office bear left into Old Milton Road and take the first exit at the mini roundabout and then immediate right into Gore Road. Right into Stem Lane and at the end left onto the B 3055 and past Sammy Miller Museum. Down the dip and back up and then turn right turn off the main road. Take the right hand turn off this and leads to Ossemsley Manor.

IMPORTANT: 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. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.

