



This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

Chestnut House, Lynwood Farm,
 South Drive,
 Ossemsley,
 New Milton,
 BH25 5TL

Rating type:
 Detached house
 Date of assessment:
 10 September 2009
 Date of certificate:
 02 August 2010
 Reference number:
 8108-0507-7830-7996-0113
 Type of assessment:
 SAP, new dwelling
 Total floor area:
 160 m²

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**CHESTNUT HOUSE
 SOUTH DRIVE
 OSSEMSLEY
 NEW MILTON
 HAMPSHIRE BH25 5TL**



CHESTNUT HOUSE, SOUTH DRIVE, OSSEMSLEY, NEW MILTON, HAMPSHIRE

Uniquely situated, a fine example of a brand new detached four bedroom residence with double garaging and features including superb kitchen/dining room, quietly situated in the hamlet of Ossemsley, adjoining fields/farmland.

ACCOMMODATION IN DETAIL: (all measurements are approximate)

Front door to:

ENTRANCE HALL: Coved ceiling, inset ceiling lighting, built in storage cupboard, 13 amp power point. Port hole window overlooking front aspect.

CLOAKROOM: Comprising wash hand basin with mixer tap, tiled splashback and cupboard below, low level w.c., coved ceiling, ceiling light point, extractor fan.

SITTING ROOM: 19'8" x 13'7" (5.99m x 4.14m) Coved ceiling, two ceiling light points, telephone point, T.V. and satellite aerial points, two UPVC double glazed windows overlooking side aspect, two further wall light points, UPVC double glazed window overlooking front aspect and further UPVC double glazed opening casement doors with matching windows overlooking the rear garden and fields beyond.

STUDY: 11'10" x 9'9" (3.61m x 2.97m) maximum measurements into bay. Coved ceiling, ceiling light point, T.V., satellite and telephone points, underfloor heating control, further inset lighting, UPVC double glazed window overlooking side aspect, further UPVC double glazed bay window overlooking front aspect.

KITCHEN/DINING ROOM: 23'4" x 13'7" (7.11m x 4.14m) maximum measurements. A superb fitted room comprising inset bowl and a third single drainer sink unit with mixer taps, complemented by granite work surfaces with abundance of soft close drawers and cupboards below, inset Britannia six ring gas burner with double oven below and stainless steel extractor hood over, integrated Bosch microwave and dishwasher, matching wall mounted units, further integrated fridge and separate freezer unit with adjoining larder and storage cupboards, inset chilled wine rack, shelving, coved ceiling, inset ceiling lighting, tiled flooring, UPVC double glazed windows overlooking rear aspect across farmland. Further concealed under unit and floor lighting, T.V. and telephone points, ample 13 amp power points, underfloor heating, UPVC double glazed opening casement doors and matching side windows to the rear garden. Door to:

UTILITY ROOM: Comprising work surface with single bowl single drainer sink unit with mixer taps, space and plumbing for washing machine and separate drier, fitted matching storage cupboards, tiled flooring, Gloworm gas fired central heating boiler with digital programmer below, 13 amp power points, coved ceiling, inset ceiling lighting, extractor fan, UPVC double glazed door to side access.

Stairs from entrance hall lead to:

FIRST FLOOR LANDING: Coved ceiling, inset ceiling lighting, hatch to loft space, radiator, good sized airing cupboard housing hot water cylinder with slatted shelving and light point, 13 amp power points, further ceiling light point, UPVC double glazed window overlooking front aspect.

BEDROOM ONE: 12'8" x 12'7" (3.86m x 3.84m) excluding wardrobes. Coved ceiling, inset ceiling lighting, radiator, good range of built in

mirror fronted wardrobe cupboards, T.V. and telephone points, 13 amp power points, UPVC double glazed window overlooking rear aspect across farmland and beyond. Door to:

EN SUITE SHOWER ROOM: Fully tiled comprising double bowl sink unit with mixer taps and cupboards below with two light points incorporating shaver sockets over. Low level w.c., double shower cubicle with shower unit over, tiled flooring, coved ceiling, inset ceiling lightings, extractor fan, heated ladder towel rail, obscure UPVC double glazed window.

BEDROOM TWO: 12'1" x 11'11" (3.68m x 3.63m) Coved ceiling, ceiling light point, radiator, T.V. and telephone points, 13 amp power points, UPVC double glazed window overlooking farmland to the rear.

BEDROOM THREE: 11'10" x 9'9" (3.61m x 2.97m) Coved ceiling, ceiling light point, radiator, T.V. and telephone points, 13 amp power points, UPVC double glazed window overlooking front aspect.

BATH/SHOWER ROOM: Fully tiled comprising inset wash hand basin with mixer taps and cupboard below, low level w.c., bath with mixer tap and shower attachment, curved shower cubicle with separate shower unit, coved ceiling, inset ceiling lighting, heated ladder towel rail, light point incorporating shaver socket, tiled flooring, obscure UPVC double glazed window overlooking front aspect.

BEDROOM FOUR: 11'7" x 9'7" (3.53m x 2.92m) Coved ceiling, ceiling light point, radiator, T.V. and telephone points, eaves storage cupboard, 13 amp power points, UPVC double glazed window overlooking farmland to the rear.

OUTSIDE:

The property has an excellent size frontage approached via five bar gate with good sized driveway and turning area, providing ample off road parking and leading to:

DETACHED DOUBLE GARAGE: 19'4" x 19' (5.89m x 5.79m) With two up and over doors, pitched roof, power and lighting and personal door.

From the garage a paved pathway leads to the side entrance of the property.

THE REAR GARDENS are of a good size, bordered by post and rail and stock fencing with superb views across farmland.

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 and carry along into Fernhill Lane. Upon reaching the mini roundabout continue straight ahead into Bashley Road, passing Loaders Garage on the right hand side and take the left hand turning into New Lane and first right into Ossemsley Drive South. Continue for approximately a third of a mile, bearing with the road to the left, signposted Locksbridge and continue for approximately another third of a mile, where Chestnut House is the first house on the left hand side.

NOTE: The vendor will fence the boundaries if required.

REF: BMN2327

The Property Misdescriptions Act 1991

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The Data Protection Act 1998

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