



Winkworth
for every step...

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5 OSSEMSLEY MANOR, OSSEMSLEY, BH23 7EE PRICE £650,000 SHARE OF FREEHOLD

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A rarely available townhouse forming part of Ossemsley Manor with stunning countryside views.

5 Ossemsley Manor, Ossemsley, BH23 7EE

Price £650,000 **Share of Freehold**

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Description:

An exceedingly charming and bright townhouse forming part of Ossemsley Manor. Located in this picturesque hamlet, Ossemsley Manor is sited in approximately 3 acres of delightful grounds with communal lawns, woodland, and gazebo all surrounded with lovely views of the countryside.

The property is well situated for easy access to the New Forest, Christchurch, and Bournemouth. The nearby village of Highcliffe provides an array of local amenities including restaurants, shops, and banks with more extensive facilities slightly further afield at Christchurch or New Milton. Mainline train stations at New Milton and Hinton Admiral are just two miles away giving swift access to London.

Ossemsley Manor has a fascinating history and is recorded in the Domesday Book, and the current version of the building layout dates back to 1908.

Number 5 is beautifully presented throughout and featuring superb kitchen and bathrooms.

Private front door leading into the entrance lobby with a large understairs cupboard. The kitchen is of excellent quality with real oak floor and featuring solid wood cabinets in a country kitchen style which suit the house very well.

The kitchen leads through to the reception room which is exceedingly bright with French windows leading out onto the private patio. There is also a feature fireplace.

The guest cloakroom comprises a storage vanity unit and shower, along with the laundry appliances.

Stairs lead up to the first floor landing with a range of fitted bookshelves and a window giving lovely views out across the fields.

The principal bedroom is double aspect giving lovely views and has an ample range of fitted wardrobes. The stunning ensuite bathroom features high quality period style fittings and a stylish crittal shower screen and a ladder radiator.

Stairs lead up to the second floor...

Guest bedroom with a fitted cupboard and twin Velux windows, ensuite shower room with Velux window.

Bedroom with recessed fitted shelving and a superb L-shaped fitted desk (which could be removed) currently making an ideal study.

Storage room housing Bosch Worcester boiler.

Outside is a private courtyard, with stunning views across open grazing land and countryside views in the distance. The area is mainly hard landscaped but also features an area of lawn and side gate to the drive.

The property benefits from private allocated parking for three cars and a single garage in a nearby block conveniently situated in close proximity to the front door.

Summary:

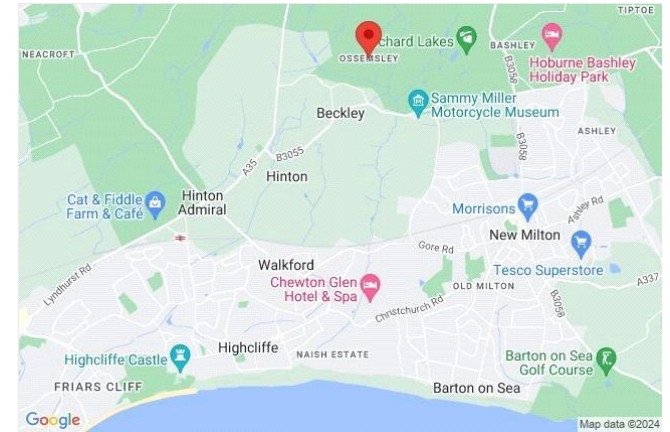
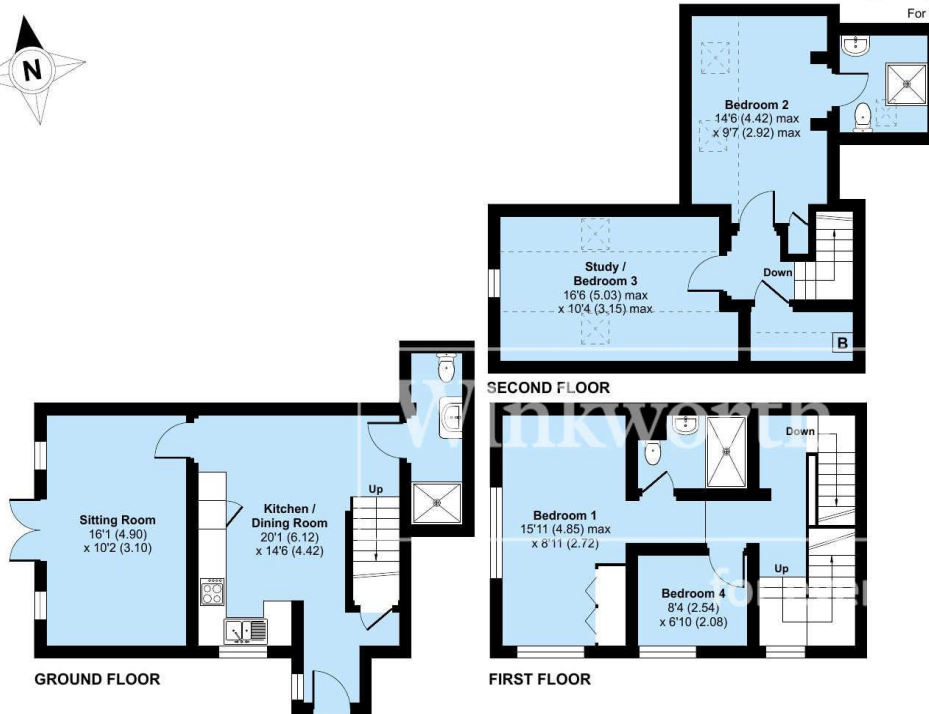
- Four bedrooms
- Three bathrooms
- Fitted kitchen featuring solid wood cabinets and real oak floor
- Private courtyard with stunning views
- Private allocated parking for three cars
- Single garage in a block nearby
- NFDC Council tax band D
- Grade 2 listed manor house, sited within 3 acres of communal grounds
- Share of Freehold
- 99 year lease
- Service charge - £2,500 PA



Ossemsley, Hampshire, BH23

Approximate Area = 1158 sq ft / 107.6 sq m
 Limited Use Area(s) = 163 sq ft / 15.1 sq m
 Total = 1321 sq ft / 122.7 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 66 |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchcom 2024. Produced for Winkworth (Highcliffe & Mudeford). REF: 1135650

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