



CHARLES POWELL
ESTATE AGENTS

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Areley House
Winsor

£1,145,000

“We have enjoyed many happy years at Areley House. It has been such a warm and wonderful family home with so much space, both inside and out, from which to raise our three children and also grow our own business. It's the perfect house for entertaining. We've enjoyed making use of the numerous reception rooms for large dinner parties and the wonderful garden, conservatory and terraces for a summer party for over a hundred people.”



“The children have spent many hours playing in the amazing garden and especially exploring the many hidden paths through the trees. And there's no better place than sitting on the peaceful terrace watching the sun go down over the garden with such amazing country views.”

Areley House

Winsor

SO40 2GZ

Summary of Features

- ✦ An elegant forest residence
- ✦ Planning approved for ground and first floor extensions to increase to seven bedrooms
- ✦ Versatile light and airy living accommodation in excess of 3500sq ft
- ✦ Offering six reception rooms
- ✦ Five bedrooms with en-suite facilities to the master and bedroom two
- ✦ Double detached garage and timber store
- ✦ Extensive off road parking and electric gated entrance
- ✦ Landscaped formal gardens of approximately one acre
- ✦ Ideally situated in the New Forest National Park
- ✦ Oil fired central heating and Mains drainage
- ✦ Annexe potential

Introduction

An imposing and elegant country residence offering versatile accommodation extending to over 3500 sq ft of light and airy rooms. Areley House is ideally situated on a private plot ensconced by an acre of well tended, landscaped gardens and located within the New Forest National Park enjoying stunning views over the adjoining farmland and countryside. This well presented family home offers a wealth of character features and comprises six reception rooms and five bedrooms with en-suite facilities to the master and bedroom two. All principal rooms enjoy views over the well stocked and beautifully maintained landscaped gardens which feature shaped lawns and extended views over the adjoining countryside. A five bar gate opens to the extensive driveway leading to the double detached garage. Planning has been approved for a first floor extension over the current office/reception to the rear to create two additional bedrooms, there is also planning for a ground floor extension to create a large open plan kitchen and two further reception rooms. The desirable village of Winsor offers day to day amenities including a convenience store, post office and public houses with the village of Lyndhurst located just 3 miles to the South and the M27 motorway easily accessible providing fast road links for commuters to London and the South Coast.

Description

A stone pathway with wide stone steps leads to the double panelled doors which open to a spacious entrance hall comfortably hosting a dining table and chairs. The beautiful dual aspect drawing room centres upon a stylish fireplace with marble inset and hearth and features plaster ceiling panels and French doors leading to the garden room. This bright and airy room has French doors with steps down to a patio seating

area and rectangular pond, bordered by mature Gunnera plants creating an ideal space for al-fresco dining. From the entrance hall access is provided to the breakfast room and terrace ideally situated to enjoy the morning sun. An archway leads to the fitted kitchen which offers a range of painted wall and base units with a granite work surface and a useful central island incorporating a Samsung ceramic hob. A range of integrated appliances include refrigerator/freezer, double oven and grill and a combination microwave oven. Double glazed French doors with internal blinds provide access from the kitchen into the light and airy conservatory which benefits from heat resistant double glazing and ceiling vents. Another paved seating area abuts the conservatory overlooking the extensive lawns and countryside beyond. A hallway adjacent to the kitchen is fitted with display cabinets with access to a guest cloakroom, utility room, a handy larder and cloaks cupboard. The generous study/ library is fitted on two walls with floor to ceiling book cases and could easily be utilised as a fifth bedroom. At the rear of the property a large reception currently utilised as an office benefits from extensive glazing with access to a private garden /seating area and a small kitchen lending itself for the creation of an annexe. The first floor landing serves two impressive bedroom suites with dressing areas and en-suite bathrooms, supplemented by two additional bedrooms, shower room and family bathroom.

Outside

The property is approached via a gated driveway providing extensive off road parking for several vehicles extending to the rear of the property, fronting the detached double garage and timber store. The impressive landscaped gardens are a particular feature of the property with shaped lawns bordered by an abundance of colourful shrubs and plants, rich with a wide variety of tree

specimens including Oak, Birch, Indian Bean and Pear with a selection of Roses creating an attractive woodland garden discreetly screened from passers-by.

Agents Notes

A substantial forest residence which benefits from mains drainage, oil fired heating, UPVC double glazing. There is approved planning for ground and first floor extensions offering the potential of an annexe.

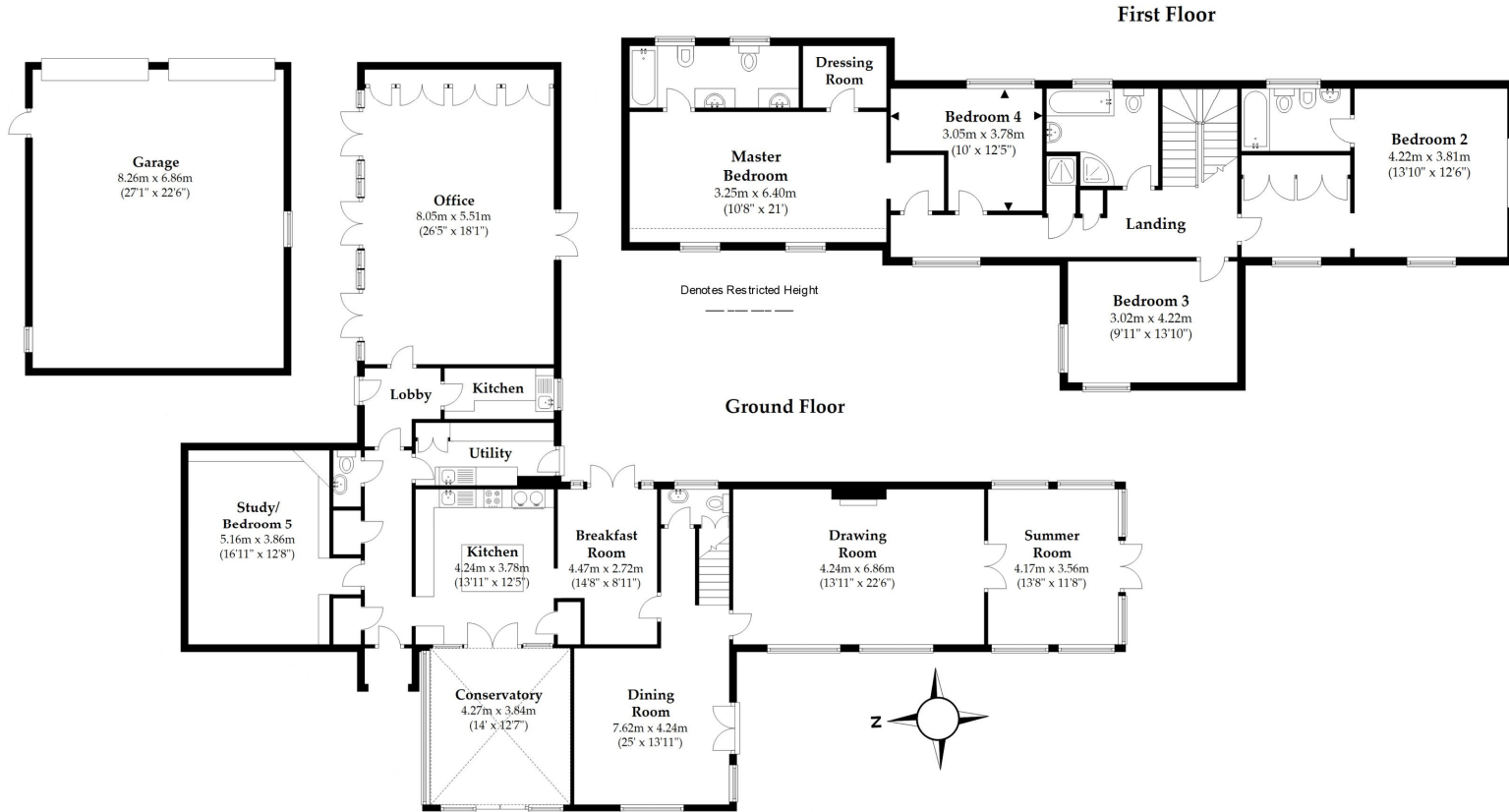
Location

Areley House is situated along a quiet country lane within the New Forest National Park offering thousands of acres of historic countryside to enjoy on the doorstep and surrounded by farmland and open countryside. Winsor enjoys a number of well regarded public houses and a comprehensive range of amenities available in the nearby market town of Romsey or the village of Lyndhurst with a superstore a short drive away. Local schooling is available in the neighbouring villages of Copythorne and Bartley and falls within catchment for Hounsdown Secondary School. There is also well regarded private schooling nearby including Stroud, Hampshire Collegiate and King Edwards. Direct rail links to Waterloo are just a five minute drive away at Ashurst or Totton with Southampton Airport Parkway a fifteen minute drive away.

Directions

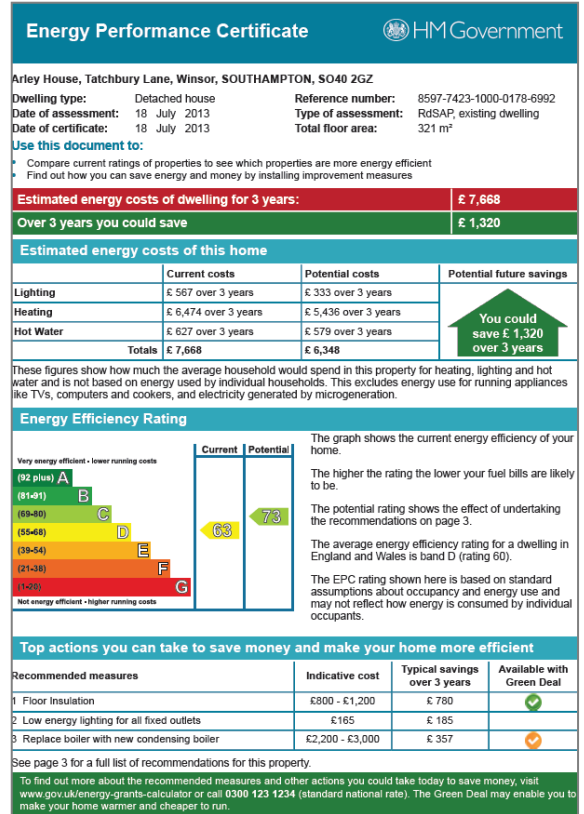
From Junction 2 of the M27 proceed south on the A326 turning right at the second roundabout onto the Ringwood Road. Tatchbury lane is on the right hand side after approximately half a mile and Areley House is situated a few hundred meters on the right hand side.

Main House Gross Internal Floor Area: Approx 339.2 sq.metres (3651 sq. feet) Excludes restricted head height
Garage Gross Internal Floor Area: approx 47.8 sq.metres (515 sq. feet)



Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood



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