



Whatcombe Old Lyndhurst Road | £475,000
Cadnam, SO40 2NL





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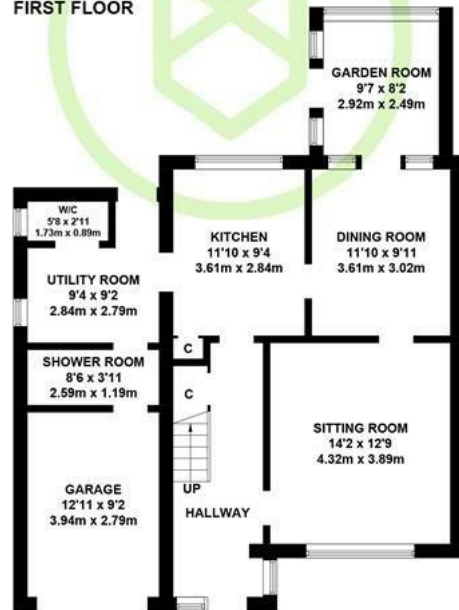


Summary

An immaculately presented and extended family home conveniently positioned in the heart of the popular new Forest village of Cadnam, offering easy access to commuter links and the stunning open forest. Offered with no onward chain the generous accommodation comprises four bedrooms with en-suite and dressing area to bedroom one. The spacious entrance hall accesses the sitting room through to the dining room and garden room with a stylish new kitchen breakfast room. The utility room, shower room and WC complete the ground floor with access in to the mature and private rear garden with block paved seating area, shaped lawn and timber shed. The gated driveway provides off road parking as well as a 2/3rd integral garage.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 923 SQ FT / 85.8 SQ M
(INCLUDING GARAGE)
FIRST FLOOR = 887 SQ FT / 82.4 SQ M
TOTAL = 1810 SQ FT / 168.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID960117)

Summary

- An immaculate and extended family home
- Desirable New Forest village location
- Four generous bedrooms, en-suite and dressing room to bedroom one
- Three reception rooms
- New stylish kitchen, breakfast room with quartz work surfaces
- Utility room, ground floor shower room and WC
- Enclosed and private gardens
- Gated block paved driveway and 2/3rd garage
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor

The UPVC front door with glazed insert opens into the welcoming and spacious entrance hall with stairs to the first floor and storage under. The sitting room features a coal effect gas fire with views to the enclosed front garden. The large dining room is open to the sitting room and accesses the adjoining conservatory via French doors with access out to a block paved seating area. The stylish new kitchen offers a range of shaker style wall and base units with quartz worksurfaces and breakfast bar. Integrated appliances include an eye level double oven and induction hob with space for fridge and freezer. Other features include under unit lighting, corner carousel and larder cupboard. The utility room houses the gas fired boiler with additional storage, work surfaces and plumbing for washing machine with access to the rear garden. The cloakroom is fitted with a dual flush WC, with a tiled shower room situated to the rear of the garage and access into the rear of the garage.

First Floor

The spacious galleried landing serves all four bedrooms and family bathroom with separate shower and bath, WC, vanity unit, wash basin, heated towel rail and airing cupboard. The four bedrooms include three large doubles with the one of the doubles boasting an en-suite shower room and dressing room.

Parking

Off road parking is available on the gated block paved driveway with access into the 2/3rd garage.

Outside

The private and gated frontage features a lawn with high hedgerows to the boundaries and secure side gate to the enclosed rear garden. This immaculate outdoor space features a shaped central lawn, block paved seating area and pathway to the rear of the garden with well planted borders with a variety of colourful shrubs. An ornamental well punctuates the lawn with a timber shed providing useful storage.

Location

The desirable New Forest village of Cadnam is ideally situated for easy access to the stunning National Park as well as the M27 motorway, ideal for those buyers wanting to commute with direct rail links to London Waterloo from Ashurst, Totton and Southampton Airport Parkway. Cadnam offers a range of quality eateries and public houses with a comprehensive range of amenities in the market town of Romsey as well as Lyndhurst and Totton equidistant.

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers Position

Buying on - already found

Heating

Gas fired central heating

Infants & Junior School

Copythorne Junior School and Bartley School

Secondary School

Hounsdown Secondary School

Council Tax

Band D - New Forest District Council

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