



Pinecroft | £925,000

110 Woodlands Road, Ashurst, SO40 7AL

 Henshaw Fox



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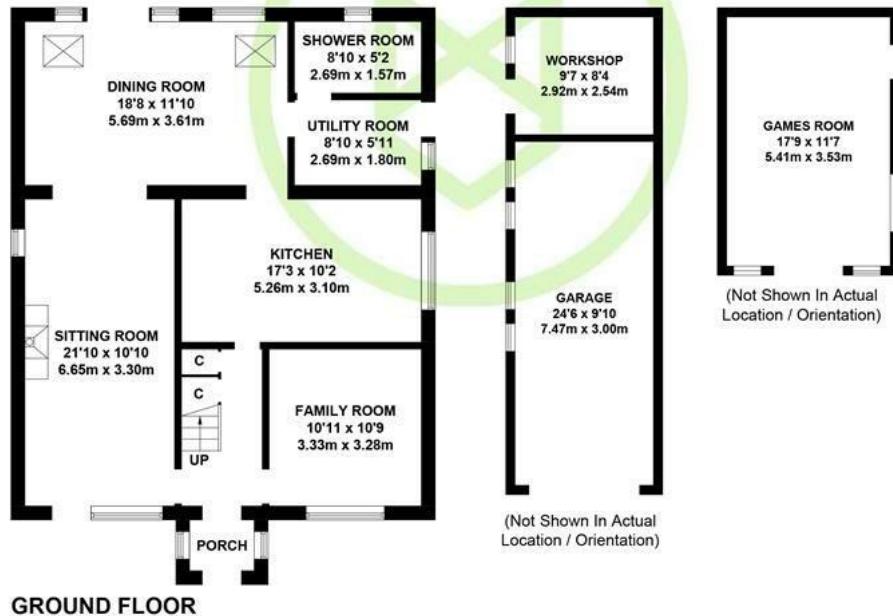
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# Summary

Enviably positioned fronting the open forest and set in the heart of the New Forest National Park is this traditional detached family residence offering a versatile arrangement of accommodation set over three floors. Having recently been extended by the current owner this attractive property built circa 1935 offers 5 generous bedrooms, complemented by three reception rooms which include the dual aspect sitting room and large open plan family / dining room which overlooks the private and enclosed rear garden. The cottage style kitchen with Aga is supplemented by a separate utility room. The mature gardens are well stocked with ample parking available on the gated driveway extending to the timber garaging. Other outbuildings include a games room, play house, greenhouse and garden store.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 993 SQ FT / 92.3 SQ M  
FIRST FLOOR = 616 SQ FT / 57.2 SQ M  
SECOND FLOOR = 221 SQ FT / 20.5 SQ M  
OUTBUILDINGS = 534 SQ FT / 49.6 SQ M  
TOTAL = 2364 SQ FT / 219.6 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID999278)

# Summary

- An imposing and characterful forest residence
- Enviably positioned on the desirable Woodlands Road
- Overlooking the open New Forest
- Five generous bedrooms
- Three large reception rooms
- Kitchen & separate utility
- Ground floor shower room
- Gated off road parking and garaging
- Private and mature gardens with various outbuildings
- All mains services

# EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

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### Ground Floor

The solid oak front door opens into the welcoming porch with space for shoes and an open arch into the entrance hall. A useful storage space is situated under the stairs. To the right is a study or optional double bedroom/reception with the dual aspect sitting room to the left which features a red brick fireplace and log burning stove. The cottage style kitchen offers a range of oak fronted wall and base units with contrasting granite effect work surfaces over. The Aga creates a focal point to the room with extractor hood over. Ample space is available for white goods with plumbing for a dishwasher. A separate double oven is included. The impressive extended reception/dining room is accessed from both the kitchen and sitting room creating a social flow with glazed French doors opening to the private rear garden. The adjoining utility room provides additional storage and work space with access out to the garden and into the shower room with wash basin and WC.

### First Floor

The first floor landing serves three double bedrooms and one single room with built in wardrobes to bedrooms three and four. The family bathroom comprises a panelled bath, wash basin and houses the airing cupboard. A separate cloakroom with WC is adjacent.

### Second Floor

The second floor landing hosts a storage cupboard with access to a dual aspect double bedroom as well as a separate cloakroom with WC and wash hand basin.

### Parking

Ample parking is available for numerous vehicles on the gated gravel driveway which extends to additional parking and a large detached garage.

### Outside

The attractive frontage is fully enclosed with mature hedgerows and a variety of small trees and shrubs which flank the shaped lawn. Secure gates either side of the property access the private rear garden with a paved seating area which abuts the house. A well tended lawn extends to the rear of the garden with an abundance of colourful shrubs and stocked borders. A greenhouse is positioned in the far corner as well as a timber games room, children's playhouse, wood store, garden shed, workshop and outside butlers sink with hot tap.

### Location

The desirable village of Woodlands is located within The New Forest National Park offering miles of beautiful walks and cycle rides on the doorstep as well as places of interest and natural beauty to explore. A comprehensive range of amenities include well regarded local schooling for all ages, easy access to the motorway networks and direct access to London Waterloo via Ashurst train station. The village of Ashurst boasts various well regarded eateries and public houses with the picturesque village of Lyndhurst just three miles away.

### 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 Poision

Buying on

### Heating

Gas fired central heating

### Infants & Junior School

Netley Marsh Ce Infant School & Bartley Ce Junior School

### Secondary School

Hounslowdown Academy

### Council Tax

Band E - New Forest District Council

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