



Woodlands Lodge Cottage | £780,000  
Woodlands, Hampshire, Hampshire, SO40 7GN







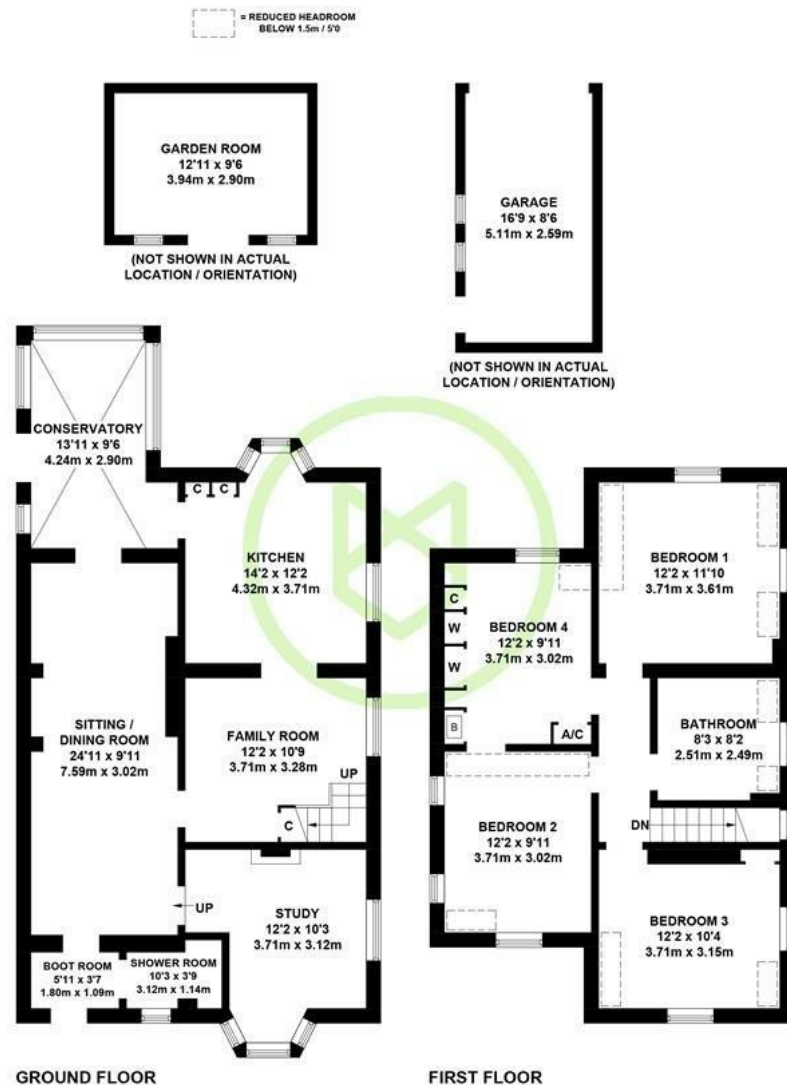
Woodlands Lodge Cottage  
Woodlands, Hampshire, Hampshire, SO40 7GN

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## Summary

This charming period cottage is enviably positioned, nestled within the New Forest National Park in the desirable village of Woodlands with miles of beautiful country walks and cycle rides on the doorstep. The extended and versatile accommodation offers a pleasant blend of modern conveniences and character features boasting four double bedrooms on the first floor served by a stylish family bathroom. The ground floor features a modern kitchen breakfast room with a range of integrated appliances, complemented by a generous sitting / dining room opening to a large conservatory as well as a family room, study and useful shower room. The mature and private gardens enshrine the cottage and enjoy a southerly aspect with remote double gates opening onto the block paved driveway with single detached garage, bike store and garden room/gym.



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 884 SQ FT / 82.1 SQ M  
 FIRST FLOOR = 683 SQ FT / 63.5 SQ M  
 OUTBUILDINGS = 266 SQ FT / 24.7 SQ M  
 TOTAL = 1833 SQ FT / 170.3 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1062677)

## Summary

- A charming period Forest Cottage
- Extended and versatile arrangement of accommodation
- Enviably position with in the New Forest National Park
- Four double bedrooms and modern family bathroom
- Four reception rooms including an attractive timber framed conservatory
- Stylish kitchen / breakfast room
- Ground floor shower room and wc
- Gated driveway, detached garage and bike store
- Timber garden room/gym
- All mains services

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential B

# Woodlands Lodge Cottage

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## Ground Floor

The oak effect UPVC front door opens into the entrance porch/boot room with space for coats and shoes with access to a shower room and WC. The generous sitting/dining room features a central ornamental fireplace as a focal point of the room. Ample space is available for a dining table and chairs with glazed French doors opening to the timber framed conservatory, creating a useful additional reception room overlooking the private gardens. The modern kitchen breakfast room offers a range of shakers style wall and base units with contrasting quartz work surfaces and breakfast bar. A single oven, microwave, induction hob and filter hood are integrated with plumbing for a washing machine, dishwasher and space for a fridge/freezer. A central family room hosts the stairs to the first floor with access through to the study, enjoying a dual aspect and ornamental fire place.

## First Floor

The landing provides access to the loft space and four well proportioned bright and airy double bedrooms, with bedroom four boasting an extensive range of built in wardrobes. The stylish family bathroom comprises a panelled bath with mixer shower attachment, separate dual head shower, WC, vanity unit with mounted wash basin and heated towel rail.

## Parking

Double electric solid oak gates open on to the block paved driveway proving parking for several vehicles fronting the detached single garage with bike store adjacent.

## Outside

The enclosed and private gardens are secured with quality fencing providing a safe environment for children, predominantly laid to lawn with a patio seating area for entertaining. A mature variety of trees and shrubs provide a pleasant outlook and screen with a timber garden room fitted with power and light, ideal for a home office of gym.

## 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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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