



284 Woodlands Road | £775,000
Woodlands, Hampshire, SO40 7GF





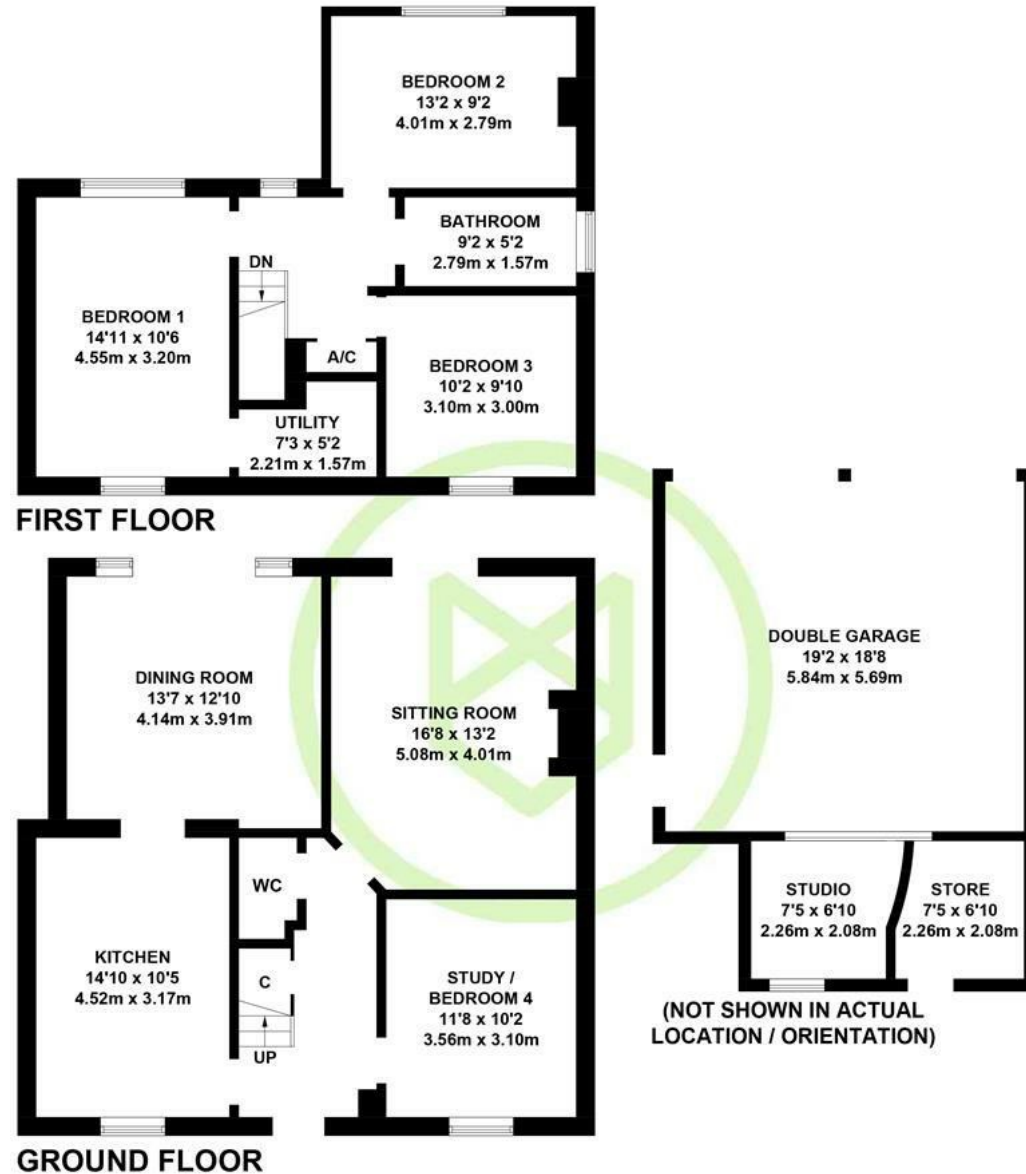
284 Woodlands Road
Woodlands, Hampshire, SO40 7GF

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

This attractive forest home is conveniently positioned on Woodlands Road within the New Forest National Park, enjoying easy access to the motorway networks and rail links from Ashurst Station, direct to London Waterloo. Offered with no onward chain the versatile accommodation offers three generous bedrooms on the first floor with an en-suite shower room to bedroom one as well as an optional fourth bedroom/study on the ground floor. A separate sitting and dining both boast glazed French doors to the spacious patio area over looking the well tended and private rear garden with open farm land beyond. Ample parking is available on the shaped gravel driveway for several cars, supplemented by the double garage with studio/store to the rear.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 810 SQ FT / 75.3 SQ M
FIRST FLOOR = 557 SQ FT / 51.8 SQ M
OUTBUILDING = 474 SQ FT / 44.0 SQ M
TOTAL = 1841 SQ FT / 171.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1086283)

Summary

- An attractive and versatile Forest residence
- Semi detached home with three generous bedrooms on the first floor
- Optional fourth bedroom / study on the ground floor
- Separate sitting and dining room
- Fitted kitchen open to the dining area
- Ample off road parking
- Double garage with studio/store to the rear
- Well tended and mature rear garden overlooking open farm land
- No onward chain
- All mains services

EPC Rating

Energy Efficiency Rating
Current C
Potential B

284 Woodlands Road

Woodlands, Hampshire, SO40 7GF

Ground Floor

A composite front door opens into the welcoming entrance hall with storage and a tiled cloakroom with wc under the stairs. The generous sitting room enjoys views over the rear garden via glazed French doors and features a coal effect gas fire place with red brick surround. The adjoining dining room is accessed via bi-fold doors and also overlooks the rear aspect with French doors to the patio seating area. An open arch to the kitchen creates a social feel and offers a range of shaker style wall and base units with contrasting work surfaces. A double oven, four burner gas hob and filter hood are integrated with space and plumbing for additional white goods. A large study also provides an optional fourth double bedroom.

First Floor

The open landing hosts a shelved airing cupboard and immersion tank with access to the loft space via a hatch. Bedroom one enjoys a dual aspect overlooking farmland to the rear and benefits from a fully tiled en-suite shower room with shower cubicle, mounted wash basin and vanity unit, dual flush wc and heated towel rail. Bedrooms two and three are generous double rooms served by the family bathroom. A panelled bath has Victorian style mixer taps and shower attachment, wash basin, vanity unit, wc and heated towel rail

Parking

The shaped gravel driveway provides ample off road parking for several vehicles fronting the double garage fitted with two single doors. Storage is available in the roof void with a pedestrian door to the rear garden.

Outside

A secure side gate accesses the enclosed rear garden enjoying a sunny aspect and backing onto open farmland. The well tended and edged lawn extends to a stream at the rear boundary, flanked by well stocked flower beds and borders planted with an abundance of colourful plants and shrubs. A large patio area provides the ideal space for al-fresco dining or relaxing in the lovely surroundings. A useful studio/store is situated to the rear of the garage fitted with power and light.

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.

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Netley Marsh C of E, Foxhills & Bartley

Secondary School

Hounslow Secondary School

Council Tax

Band D - New Forest District Council

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

