



Lynvale | £535,000

Southampton Road, Cadnam, Hampshire, SO40 2NG







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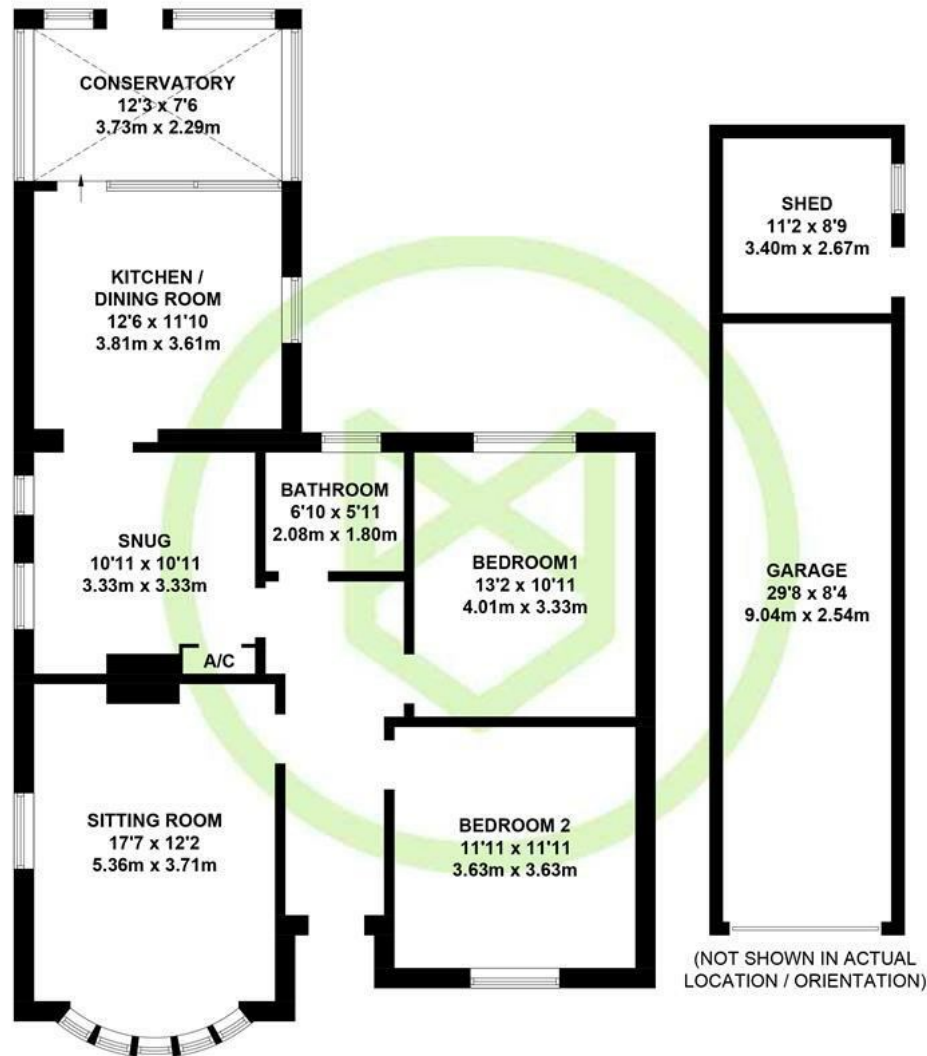
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## Summary

This charming and detached single storey forest home has been in the same family since its construction in the late 1950's and is offered to the market with no onward chain. Conveniently nestled within the desirable New Forest village of Cadnam the property enjoys excellent commuter links for both road and rail, as well as the open forest on the doorstep. The two double bedrooms are complemented by a sitting room, separate snug, kitchen dining room and conservatory. The generous and mature plot approaching a fifth of an acre provides extensive parking which extends to a tandem garage with a workshop to the rear. The well maintained gardens envelop the property with neatly edged lawns and immaculate flower beds planted with an abundance of attractive shrubs.



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1040 SQ FT / 96.6 SQ M  
OUTBUILDINGS = 321 SQ FT / 29.8 SQ M  
TOTAL = 1361 SQ FT / 126.4 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1111928)

## Summary

- A charming single storey New Forest home
- Conveniently situated in the desirable village of Cadnam
- Well maintained throughout with scope to upgrade
- Two double bedrooms
- Sitting room, snug & conservatory
- Kitchen diner with views over the gardens
- Ample off road parking and a detached tandem garage with workshop to the rear
- Mature and well tended gardens approaching a fifth of an acre
- Excellent commuter links and amenities nearby
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential C

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## Accommodation

A covered entrance and part glazed composite front door opens into the spacious and welcoming entrance hall, serving all the primary rooms and providing access to the loft space via a hatch and pull down ladder. The dual aspect sitting room features a bay window to the front aspect and a coal effect electric fireplace as a focal point. The two bedrooms are both well proportioned double rooms with a shower room adjacent comprising a shower cubicle, wash basin and wc. A cosy snug leads to the kitchen providing a useful reception space with feature open fireplace with the shelved airing cupboard adjacent housing the immersion tank. The light and airy kitchen diner enjoys views over the private rear garden with a range of wall and base units offering ample storage space with roll top work surfaces over. Integrated appliances include an eye level double oven(not working), electric hob with filter hood over and space/plumbing for a range of freestanding white goods. A rear door accessed the conservatory with light oak effect flooring and French doors leading to the garden.

## Parking

A gated shingle driveway offers off road parking for several vehicles extending to the detached tandem garage fitted with light and a workshop to the rear.

## Outside

The mature and manicured gardens approaching a fifth of an acre envelop the property with an attractive frontage featuring a sculpted lawn and neatly edged flower beds. The rear garden is also predominantly laid to lawn with a patio seating area, well stocked raised borders, a water feature and an abundance mature plants and small trees creating a leafy back drop.

## 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 was well as Lyndhurst and Totton equidistant.

## Sellers Position

No onward chain

## Infants & Junior School

## Secondary School

## Council Tax

Band E - 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.

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