281 Woodlands Road | £525,000

Woodlands, Hampshire, SO40 7GE

Henshaw Fox

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Woodlands, Hampshire, SO40 7GE

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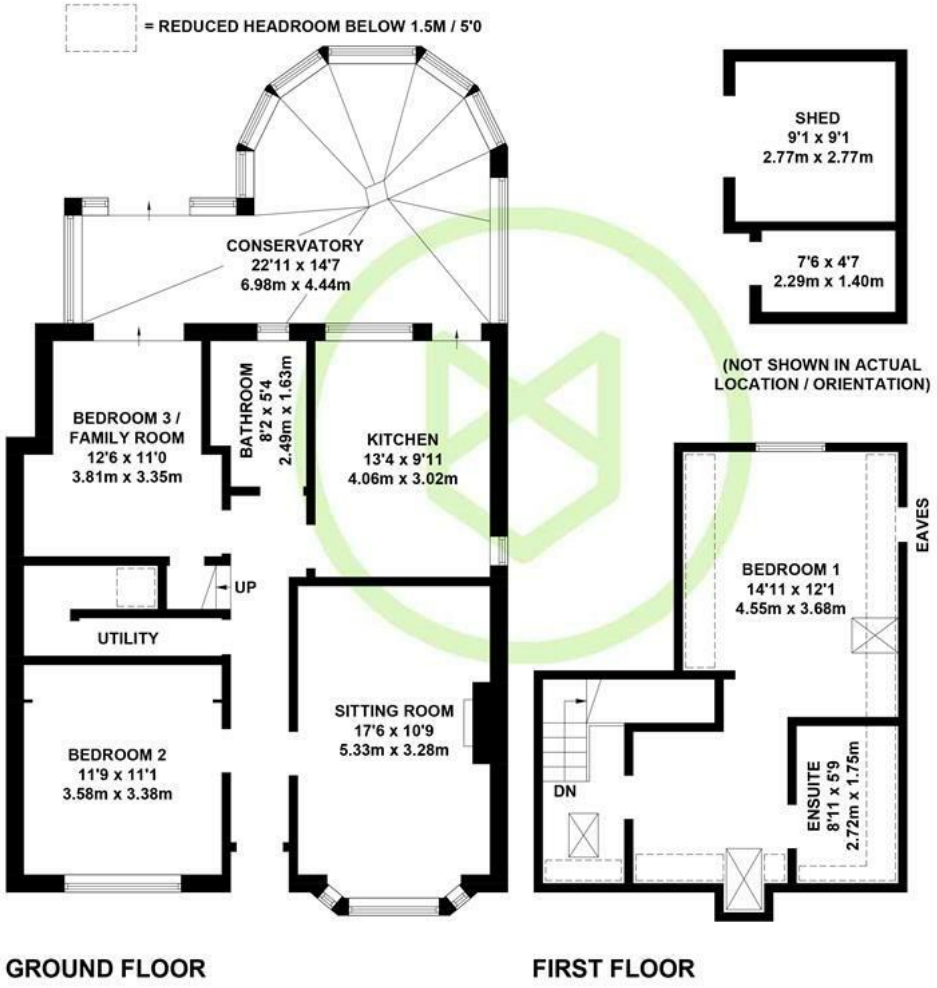

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1041 SQ FT / 96.7 SQ M
FIRST FLOOR = 388 SQ FT / 36.1 SQ M
OUTBUILDING = 119 SQ FT / 11.1 SQ M
TOTAL = 1548 SQ FT / 143.9 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1094071)

Summary

This immaculate chalet style home is enviably positioned on Woodlands Road within the New Forest National Park offering a versatile arrangement of accommodation. The current owners have maintained this charming property to a high standard for over fourty years having extended into the roof space to create an impressive principal bedroom with en-suite bathroom. Two further double bedrooms are situated on the ground floor complemented by a modern shower room, sitting room, kitchen breakfast room and spacious conservatory which overlooks the mature and private gardens. Off road parking is available extending to the right of the property. A garden cabin, store, shed and green house are situated in the rear garden

Summary

- A semi-detached chalet style home
- Enviably positioned on Woodlands Road within the New Forest National Park
- Immaculately presented throughout
- Three double bedrooms with an en-suite bathroom to the principal bedroom
- Kitchen breakfast room with integrated appliances
- Sitting room and large conservatory
- Private and mature gardens backing onto farmland
- Garden cabin and store, greenhouse & shed
- Off road parking
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
A leaded glass and UPVC front door opens into the welcoming entrance hall with access to all primary rooms as well as a large storage cupboard which extends under the stairs. The sitting room, situated at the front of the property features a large bay and coal effect gas fireplace as a focal point. Opposite is a large double bedroom fitted with floor to ceiling wardrobes with hanging space and shelving. A second double bedroom/reception offers a versatile space with French doors into the conservatory. The immaculate fitted kitchen offers a range of shaker style wall and base units with contrasting work tops over with an inset corner sink and drainer. A range of integrated appliances include a Rangemaster cooker with extractor hood over, dishwasher, washing machine and fridge freezer. A rear door accesses the impressive conservatory overlooking the private rear garden, with ample space for family dining. A fully tiled family shower room comprises a large shower cubicle with mixer shower, wash basin WC and heated towel rail.

First Floor
The first floor landing serves the principal bedroom suite created by the current owners by way of a loft conversion. This spacious triple aspect room provides access to the eaves and a dressing area with en-suite bathroom complete with jacuzzi bath, WC, wash basin, heated towel rail and fitted storage units.

Parking
Ample off road parking is available for several vehicles extending to the right hand side of the property.

Outside
The attractive frontage is laid to lawn with hedgerow borders and colourful raised beds. A side gate allows access the rear garden with a well tended lawn that extends to the rear boundary adjoining open farmland. A mature apple tree and mature hedgerows run along the left hand side of the garden with a timber cabin and store with power and light, supplemented by a shed and greenhouse to the rear of the garden.

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 horse riding and 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 just over a mile away.

Sellers Position
No onward chain

Heating
Gas fired central heating

Infants & Junior School
Netley Marsh C of E, Foxhills & Bartley

Secondary School
Hounsdown Secondary School

Council Tax Band
Band C - 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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