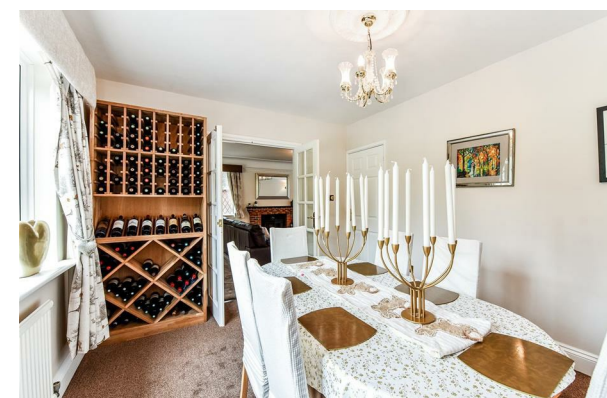




Fir Trees, Tatchbury Lane | £1,175,000
Winsor, Hampshire, SO40 2GZ





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Summary

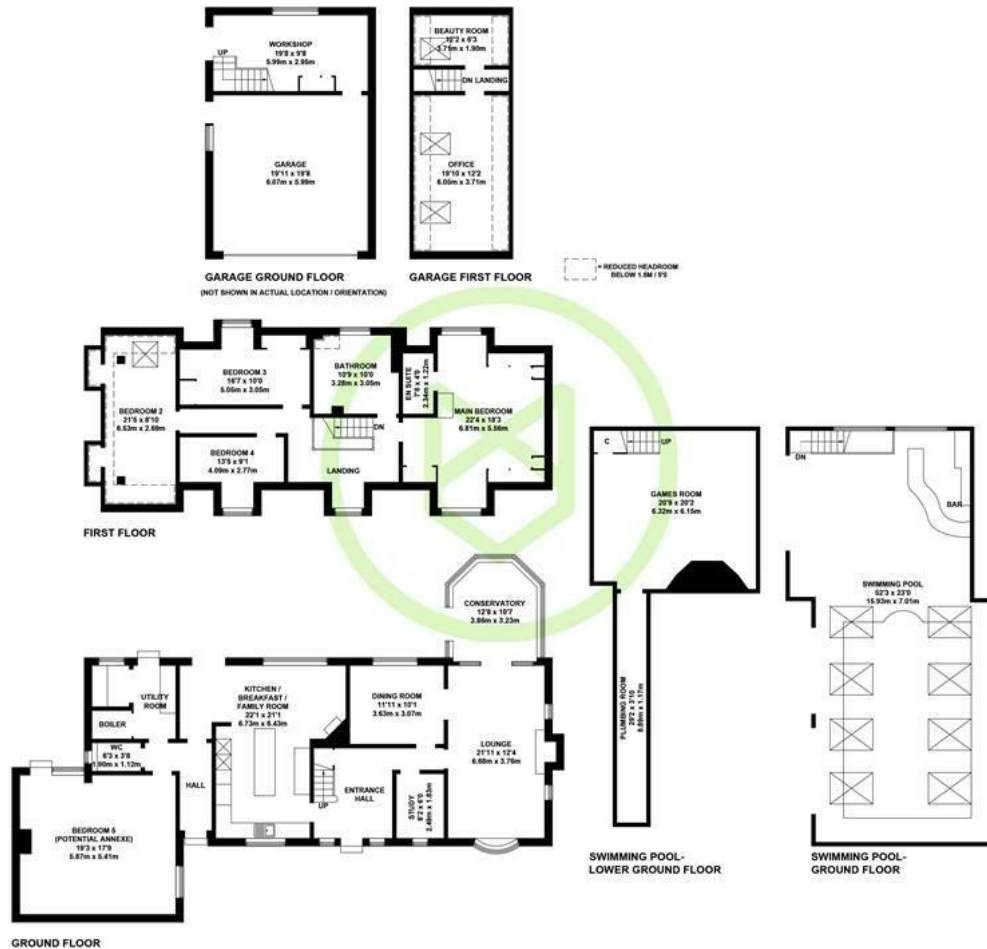
An imposing forest residence conveniently positioned on the fringes of the New Forest National Park within the desirable village of Winsor offering over 5000 sq ft of accommodation. Enjoying a generous plot of 0.6 of an acre, the recently upgraded accommodation offers up to five bedrooms with potential to create an annexe, with up to six reception rooms in the main residence. The detached double garage has a store room/workshop and two offices above, fitted with air conditioning. The impressive pool house features three sets of bi fold doors with a heated pool and tiled surround with indoor seating area and bar as well as a lower level games room. An extensive patio area creates a fantastic outdoor social space to entertain or enjoy time with family and friends with steps to raised lawns, a decked sun terrace, children's play area, playhouse and timber garden store, all backing on to open farmland. Two sets of wrought iron gates are positioned at each entrance of the driveway providing extensive parking for numerous vehicles with two car charging points.

Summary

- Ideally situated on the edge of the New Forest National Park
- Versatile accommodation offering up to five bedrooms and over 5000 sq ft
- Potential to create an annexe
- Up to six reception rooms available
- Stylish open plan kitchen/breakfast/family room
- Generous plot approaching 0.6 of an acre
- Detached pool house with heated pool, bar, entertaining area and lower level games/cinema room
- Detached double garage and workshop with two offices over
- Double wrought iron gates to the horseshoe driveway
- Air conditioning in the main bedroom, home office and indoor pool area

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1670 SQ FT / 155.2 SQ M
FIRST FLOOR = 1104 SQ FT / 102.6 SQ M
GARAGE GROUND FLOOR = 594 SQ FT / 55.2 SQ M
GARAGE FIRST FLOOR = 364 SQ FT / 33.8 SQ M
SWIMMING POOL LOWER GROUND FLOOR= 526 SQ FT / 48.9 SQ M
SWIMMING POOL GROUND FLOOR= 1199 SQ FT / 111.4 SQ M
TOTAL = 5457 SQ FT / 507.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID986530)

Fir Trees, Tatchbury Lane

Winsor, Hampshire, SO40 2GZ

Ground Floor

A welcoming entrance hallway sets the tone for this impressive home, access leads to kitchen/breakfast/family room, sitting room, study and dining room. The beautiful newly installed kitchen and open plan family area offers an extensive range of shaker style wall and base units with contrasting granite worksurfaces with inset sink and drainer. A central island and breakfast bar complements this social space with quartz work surfaces and fitted storage. Integrated appliances include two eye level single ovens and dishwasher with space and plumbing for an 'American' fridge/freezer. The seating area has ample space for dining with a log burning stove and 'French' doors out to the extensive patio area. A utility area has storage and space for the washing machine, a door leads to the gardens. The sitting room features a log burner as the perfect focal point, doors open into a conservatory and to the dining room which has ample space for a dining suite. Bedroom 5 / annexe is a large space and offers many uses as a room, including a double bedroom and the potential to be used as an annex.

First Floor

The first floor galleryed landing serves the four double bedrooms, freshly carpeted throughout. Bedroom one enjoys a dual aspect, air conditioning and a range of fitted wardrobes as well as a fully tiled en-suite shower room with large shower cubicle and vanity unit with mounted wash basin, WC and heated towel rail. The remaining three bedrooms are well proportioned with fitted storage in bedrooms two and three. The stylish family bathroom is fully tiled and boasts a panelled bath and separate walk in shower with dual heads, vanity unit with mounted wash basin and heated towel rail.

Pool House

Three sets of bi folding doors open into the stunning pool house, measuring approximately 52m x 23m. This area offers a wonderful social space with a heated pool, bar with fitted storage and entertaining area. The recently refurbished fully tiled games/cinema room is accessed via a staircase from the bar area with glass and oak balustrades. Additional storage space can be accessed from the games room.

Outbuildings

The detached double garage is fitted with a remote up and over door and useful storage units. To the rear, there is a large store room/workshop which houses the gas fired boiler for the pool as well as the filters and pumps. Stairs ascend to the large office space fitted with air conditioning and a second smaller office adjacent.

Outside

The stunning landscaped rear garden is perfect for entertaining, an impressive patio seating area spans the width of the house with steps to the raised lawn, overlooking open farmland to the rear. There are numerous seating areas with a decked sun terrace on the upper lawn, as well as a children's play area and timber play house. A timber garden store is positioned in the far corner of the garden providing useful storage space.

Parking

The impressive frontage boasts two sets of ornate wrought iron double gates opening onto the shaped horseshoe driveway providing off road parking for numerous vehicles. There are also two car charging points.

Location

This impressive forest home is conveniently situated on the fringes of the New Forest National Park offering thousands of acres of historic countryside to enjoy on the doorstep and surrounded by farmland and open countryside. Winsor enjoys a number of well regarded public houses and a comprehensive range of amenities available in the nearby market town of Romsey or the village of Lyndhurst, with a superstore a short drive away. Local schooling is available in the neighbouring villages of Copythorne and Bartley and falls within catchment for Hounsdown Secondary School. There is also well regarded private schooling nearby including Stroud, Hampshire Collegiate and King Edwards. Direct rail links to Waterloo are just a five minute drive away at Ashurst or Totton with Southampton Airport Parkway a fifteen minute drive 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 Position

Buying On

Tenure

Freehold

Council Tax

Council Tax Band G - New Forest District Council

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