



7 Wellington Place | £259,500  
Southampton Road, Cadnam, Hampshire, SO40 2NG





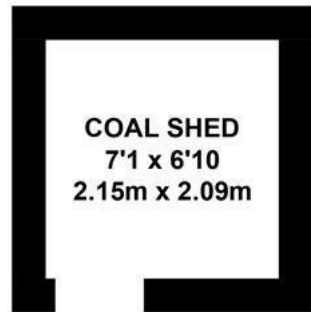


7 Wellington Place  
Southampton Road, Cadnam, Hampshire, SO40 2NG

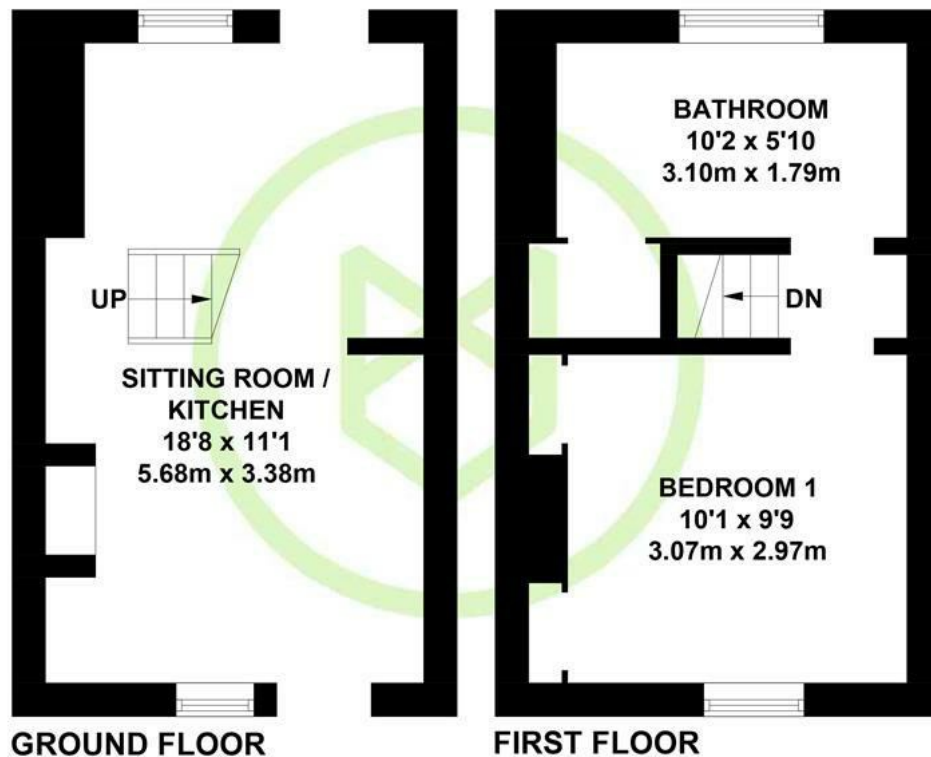
01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk







(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 210 SQ FT / 19.5 SQ M  
FIRST FLOOR = 210 SQ FT / 19.5 SQ M  
COAL SHED = 48 SQ FT / 4.5 SQ M  
TOTAL = 468 SQ FT / 43.5 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1267216)

## Summary

This charming and characterful terraced cottage has been tastefully upgraded by the current owners, conveniently situated in the heart of the desirable New Forest village of Cadnam, with easy access to the M27 as well as the open forest. Ideal for first time buyers or investors this property comes with planning for a two storey extension to the rear elevation and is offered with no onward chain. The accommodation offers an open plan feel to the ground floor with a cosy seating area featuring exposed timbers and log burning stove. The cottage style kitchen and breakfast area opens to a covered seating area and enclosed 90ft rear garden. A double bedroom with built in wardrobes is served by a well appointed family bathroom on the first floor.

## Features

- A charming terraced cottage with planning for a two storey extension
- Situated in the desirable New Forest village of Cadnam
- Tastefully upgraded by the current owners
- One double bedroom with built in wardrobes and spacious family bathroom
- Open plan ground floor living
- Sitting area with log burning stove
- Cottage style kitchen and breakfast bar
- Easy access to the M27 motorway and the open forest
- Enclosed 90 ft rear garden with covered sitting area and brick built store
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential B

# 7, Wellington Place, Southampton Road, Cadnam, Hampshire, SO40 2NG

## Ground floor

The composite front door opens into the charming sitting room with feature red brick fire place and inset log burning stove as a focal point. Oak effect flooring complements the neutral decor with an open timber staircase ascending to the first floor, separating the sitting room from the cottage style kitchen. A range of base units and oak block worksurfaces and a breakfast bar are set on a tile effect floor with panelled walls and rustic shelving. Space and plumbing is available for a washing machine and fridge freezer with an inset induction hob and ceramic sink and drainer. A part glazed rear door opens to the enclosed rear garden with a covered seating area and patio, ideal for al fresco dining.

## First Floor

The first floor landing allows access to the loft space via a hatch with the double bedroom benefitting from built in wardrobes, recessed either side of the chimney breast. The generous family bathroom comprises a panelled bath with mixer taps and shower attachment, vanity unit and wash basin, wc and a heated towel. The airing cupboard houses the immersion tank.

## Outside

The enclosed and child friendly rear garden features a covered seating area which abuts the rear of the property, perfect for al fresco dining. The garden is predominantly laid to lawn bordered by well stocked raised borders extending to the rear of the plot. A useful brick built garden store is situated at the end of the garden.

## 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 as well as Lyndhurst and Totton equidistant.

## Sellers Position

No onward chain

## Heating

Electric heating & Log burning stove

## Council Tax

Band B - New Forest District Council

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Disclaimer Property Details

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 and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

01794 521339 / 02382 541100

[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)

[www.henshawfox.co.uk](http://www.henshawfox.co.uk)

