



Woodlands  
Chapel Lane | Curdridge | Southampton | Hampshire | SO32 2BB

FINE & COUNTRY



# WOODLANDS



*This charming family home blends character with modern living in the heart of a picturesque village. It features a detached annexe, mature gardens, a spacious sitting room with an open fire, dining room, study, and a stunning kitchen/dining room. With five bedrooms, two bathrooms, games room, ample parking, and planning permission for a double garage.*







# STEP INSIDE

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## Ground Floor

Lounge, dining room, open-plan kitchen/dining room, study, WC.

















# SELLER INSIGHT

“ From the moment we first laid eyes on Woodlands, we knew it was special. It's pretty exterior, spacious rooms, and generous south-facing garden made it the perfect place to settle. Beyond its physical beauty, its secluded setting in Curdridge provided a peaceful retreat while still being conveniently located near shops, transport links, and a charming local pub within walking distance.

One of our favourite aspects of living here has been the way the home invites both relaxation and entertaining. The open-plan kitchen and patio area have become the heart of our gatherings, perfect for hosting barbecues or simply watching the sunrise and sunset. When it's time to unwind, the double-aspect lounge, complete with an open fire, offers a cosy retreat. Every space has been thoughtfully designed to balance function and comfort. The house itself is full of standout features. From the large entrance hallway to the spacious double bedrooms, it provides ample room to breathe. Practicality has also been a priority, with plenty of parking and fitted units and furniture in the kitchen, bathroom, bedrooms, and office. We even secured planning approval for an enlarged annexe, garage, rear extension, and loft conversion, offering endless possibilities for expansion.

Living here has been ideal for family life. The generous indoor and outdoor spaces have given our children the freedom to grow, play, and explore. The summerhouse - usable year-round thanks to power and heating - has been a particularly versatile space, while the large workshop has been invaluable for storage and hobbies. Outside, our woodland garden has been both a sanctuary and a social hub, offering privacy, security, and sunshine all day long.

Beyond the property, the location has proven to be just as rewarding. With excellent state and private schools nearby, as well as easy access to the M27, M3, and the train station, everything we need is within reach. The local amenities, including independent shops in Botley and Bishops Waltham, the River Hamble, and Whiteley's restaurants and cinema, have provided us with both convenience and entertainment. The nearby golf courses, play areas, and a friendly pub just a short walk away have only added to the charm.

As we prepare to move on, we know that this home will offer its next owners as much joy as it has given us. Whether it's hosting family gatherings, relaxing in the garden, or simply enjoying the warmth of the fireplace on a quiet evening, life here has been nothing short of wonderful.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















### First Floor

Five bedrooms and two bathrooms.





















## Step Outside

Generous driveway, carport, detached one bedroom annexe, workshop and outdoor games room.











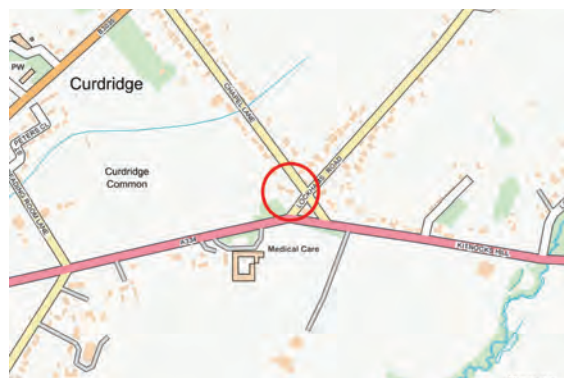


## Location

Curdrige is a charming village in Hampshire, nestled near the South Downs National Park. Known for its scenic countryside, it offers a peaceful rural setting while being close to Botley and Winchester. The village boasts a strong community spirit, local amenities, and beautiful walking trails, making it a desirable place to live.







### Services, Utilities & Property Information

Utilities - Mains gas, electricity, water, and drainage.

Tenure - Freehold

Property Type - Detached house

Construction Type - Standard - brick & tile

Council Tax - Winchester City Council

Council Tax Band G

Parking - Off-road parking for approximately 8 cars

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast FTTC Broadband connection available - we advise you to check with your provider.

Special Notes - There are covenants on the property - please speak with the agent for further information.

There is a shared maintenance charge with the neighbour for a section of land. The vendors have confirmed they have not paid anything in their time there but instead take it in turns with the neighbour to maintain the area.

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 02382 549200.

### Website

For more information visit <https://www.fineandcountry.co.uk/southampton-estate-agents>.

### Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only



WOODLANDS, CHAPEL LANE, CURDRIDGE, SO32 2BB



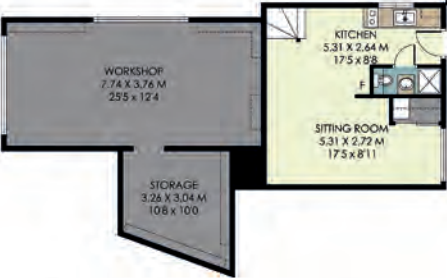
FIRST FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



ANNEXE GROUND FLOOR

GROSS INTERNAL AREA: 3293 sq ft, 306m<sup>2</sup>  
LOW CEILINGS: 130 sq ft, 11m<sup>2</sup>  
GARAGE/STORAGE: 424 sq ft, 39m<sup>2</sup>  
TOTAL AREA: 3847 sq ft, 356m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 09.04.2025









# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



ADAM BARNES

ASSOCIATE AGENT

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As a seasoned estate agent with 17 years of experience in the industry, I have helped numerous clients buy and sell properties with ease, earning a reputation as a trusted and reliable professional.

Having lived in the lovely town of Park Gate and surrounding areas for many years, I am passionate about the area and all that it has to offer. Throughout my career, I have honed my skills in negotiating deals, valuing properties, and providing clients with exceptional customer service. I am always willing to go the extra mile to ensure that my clients receive the best possible experience when buying or selling their homes.

With an extensive knowledge of the property market and a friendly, approachable manner I am always available to answer questions, provide advice, and offer guidance throughout the entire process.

Outside of work, I enjoy spending time with my family, watching and playing a variety of sports and exploring the local countryside.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



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