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THE WAY

PROPERTY GROUP

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Country Living

Winsor



Contact Us

www.everystepoftheway.net
info@everystepoftheway.net
0333 577 0118



Every Step of The Way Property Group, powered by eXp is delighted to bring to the market this fabulous five bed country home, situated in Winsor, Southampton. This property is just on the edge of the New Forest National Park, which is an area of outstanding natural beauty. Positioned in a tranquil setting within approximately 5.38 acres of private mature grounds and woodland, and enjoying a swimming pool complex and jacuzzi area with pool house. There is also the added benefit of a cabin/office, various outbuildings, a polytunnel, and triple garaging. The accommodation is exceptionally spacious and versatile offering approximately 3,942 square feet in total, and the accommodation has been presented beautifully throughout. Conveniently located within easy reach of the M27 and M3 motorway links, and for rail connections with direct trains to Waterloo. Winsor enjoys a number of well-regarded public houses and restaurants, and more comprehensive amenities can be found in the nearby market towns of Romsey and Lyndhurst.



The entrance to the house is approached via a welcoming reception hallway that leads through to the main sitting room, kitchen/diner, cloakroom and store/utility area. The sitting room centres onto an open fireplace and leads through into a large conservatory with French doors opening out onto the garden and patio terrace. The kitchen/diner is lovely and spacious and provides a large seating area for dining and a casual breakfast bar. The kitchen has been attractively fitted with a range of extensive cupboards, granite work surfaces and a butler style sink. There is space for a dishwasher, fridge freezer and Range Master cooker and there is a built-in microwave . Accessed off the kitchen is the utility room, where there is further matching cupboards and worksurfaces and space and plumbing for washing machine and dryer. Accessed off the utility room is further accommodation, which is a family/games room, two bedrooms and shower room.





The first floor accommodation benefits from three large double bedrooms, all benefitting from ensuite facilities and the master bedroom having the added benefit of a large dressing room. All the bathrooms have been attractively fitted with white gloss sanitary ware and have been fitted to a modern and contemporary style.





The family/games room is currently linked to the main house and is accessed off the utility room. The games room enjoys an open-plan spacious room and kitchen area, which has been beautifully presented and benefits from a modern style fit. There is your fourth double bedroom and the fifth bedroom with bunk beds. There is a shower room that serves the two bedrooms and has been attractively fitted to a modern and contemporary style.



Outside

The property sits within private grounds of approximately 5.38 acres and is approached via a gated entrance leading to a circular driveway, which leads to triple garaging and to the main entrance of the house. To the front of the property is a large garden area, which is mainly laid to lawn with mature trees and shrubs. The garden extends around the property leading to the rear, where there is a further large garden and additional garden areas and seating patio terraces around the property. Surrounding the rear garden is also woodland, which is a habitat to lots of wildlife, such as many butterflies and an array of birds. The woodland takes care of itself and during the spring months enjoys plentiful bluebells. The enclosed outdoor swimming pool complex enjoys a large swimming pool, jacuzzi area and pool house.





Pool House

The pool house has french opening doors leading out onto the pool area and sun loungers. There is a large sitting room with shower room and a mezzanine bedroom area above.



Cabin/Office/Gym

Separated away from the house is a cabin, which could be utilised as gym, and would lend itself as an external office or suchlike. The cabin is nice and spacious and benefits from three rooms and a shower room/toilet and has electricity, water and heating.





Summary of accommodation

Ground floor

Entrance hall * Sitting room * Conservatory *
Cloakroom * Storage/utility area * Kitchen/Diner *
Utility room * Family/games room * Two bedrooms *
Shower room

First floor

Main bedroom with ensuite and dressing room *
Bedroom two with ensuite * Bedroom three with
ensuite

Outbuildings

Pool House * Cabin * Summer House

General information

Borough Council - New Forest District Council

Tax band - tbc

EPC rating - E

Utilities - LPG gas for kitchen cooker * oil fired central
heating for main house and separate for pool * Private
drainage * Mains electricity and water

Mileages

Southampton 7.8 Miles * Lyndhurst 6.1 Miles *
Romsey 6.1 Miles * Christchurch 22.6 Miles *
Bournemouth 24.4 Miles * Salisbury 18.7 Miles *
Winchester 18.3 Miles * Portsmouth 29.8 Miles



Situation

The property is located within easy reach of the M27 with connections to Southampton, Bournemouth, and Portsmouth, whilst connecting to the M3, providing easy access to London. Rail connections at Southampton Central and Southampton Parkway are within a short drive, providing direct trains to London Waterloo. The property is located within an easy driving distance to many award-winning beaches and attractions, including the cathedral city Winchester, Salisbury and Southampton and Portsmouth. This area of Hampshire has the world-famous River Test meandering through the countryside with many beautiful pubs and walks along its banks. The Beaulieu River flows through The New Forest to Bucklers Hard and you can enjoy relaxing walks or cruise along the River. Nearby Southampton and Lymington, have ferry links to the Isle of Wight. Winsor itself enjoys a number of well-regarded public houses and restaurants, and more comprehensive amenities can be found in the nearby market towns of Romsey and Lyndhurst. Local schooling is available in the neighbouring villages of Copythorne and Bartley and the area falls within catchment for Hounslow Secondary School.





Approximate Gross Internal Area = 237.3 sq m / 2554 sq ft
Garage = 54.1 sq m / 582 sq ft
Outbuildings = 74.9 sq m / 806 sq ft
Total = 366.3 sq m / 3942 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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