



Woodlands

Guide Price £500,000

**brantons**



## Property

Brantons Independent Estate Agents are delighted to present a wonderful and rare opportunity to purchase this semi-detached character residence situated on a private road within the highly sought after residential area of Woodlands.

The ground floor layout consists of an entrance porch, sizable open-plan living space with feature fireplace, French patio doors and designer turning staircase. There is also a modern kitchen and useful utility room. The first floor accommodation consists of a landing with Velux window providing plenty of natural light and there are two generously proportioned double bedrooms, and a four piece family bathroom with Velux window.

At the front of the property is driveway parking and there is gated side access leading to the rear via a lean-to. The rear garden is beautifully presented with an array of plants, shrubs and bushes and also features a patio seating area.

The location offers easy access to open woodland as well as the convenience of the nearby village of Ashurst with its mainline railway service. Rarely do properties in this area come to market and Brantons highly advise a viewing to avoid any later disappointment.

## Features

- Charming Semi Detached Character Home
- Two Double Bedrooms
- Impressive Open-Plan Living Room
- Modern Kitchen
- Useful Utility Room
- Four Piece Family Bathroom
- Driveway Parking
- Established Rear Garden
- Close Proximity To Open Woodland
- Highly Sought After Private Road

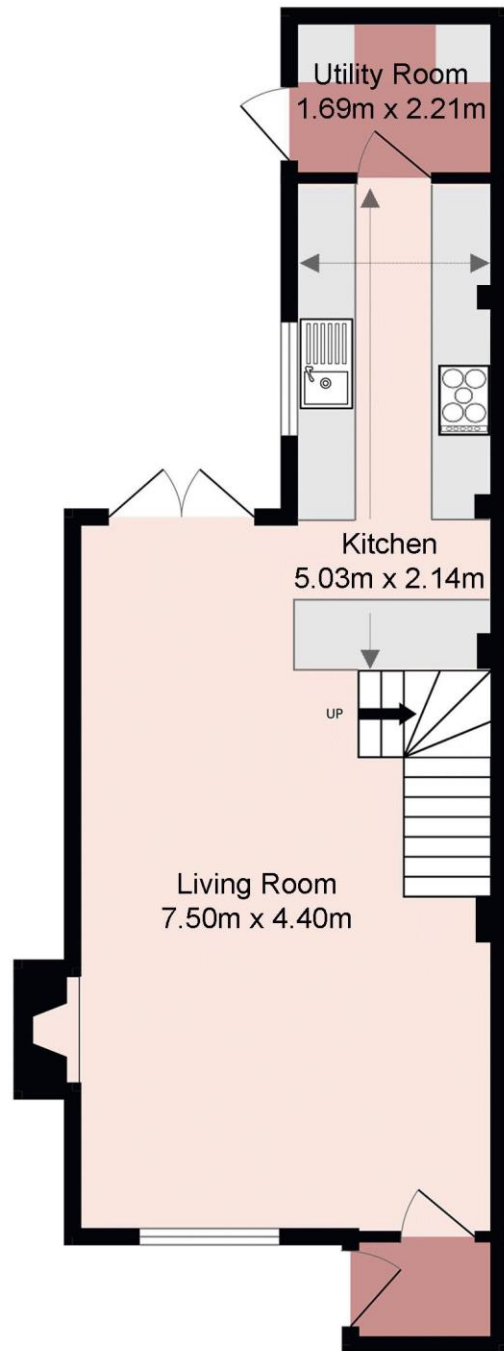


## Area

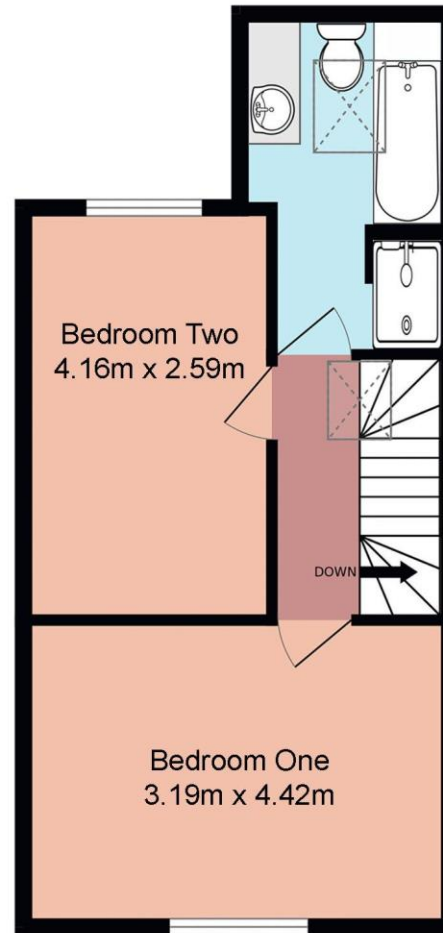
The highly regarded area of Woodlands is a traditional New Forest village situated between Cadnam and Ashurst. There are several local amenities including a junior school and post office with village store. Resident's speak of a real sense of community and many people have resided locally for a long time.

The locals enjoy the easy access to open forest and the nearby larger town of Lyndhurst has many fine restaurants and pubs. The larger commercial centres of Southampton, Bournemouth and London are all easily accessible via the M27 which is less than 2 miles away.





Ground Floor  
46.1 sq.m. approx.



1st Floor  
37.3 sq.m. approx.

## Accommodation

**Living Room** 24' 7" x 14' 5" (7.50m x 4.40m)

**Kitchen** 16' 6" x 7' 0" (5.03m x 2.14m)

**Utility Room** 5' 7" x 7' 3" (1.69m x 2.21m)

**Landing** 8' 9" x 5' 7" (2.67m x 1.71m)

**Bedroom One** 10' 6" x 14' 6" (3.19m x 4.42m)

**Bedroom Two** 13' 8" x 8' 6" (4.16m x 2.59m)

**Bathroom** 7' 1" x 11' 7" (2.15m x 3.53m) Maximum





## Directions

From our office turn right onto the A36. At the roundabout take the third exit onto Ringwood Road. Continue along Ringwood Road for approximately 1.7 miles passing through four roundabouts. After the fourth roundabout take the next left onto Woodlands Road. Continue on for approximately 1.3 miles until you reach the cattle grid and then turn left to continue on Woodlands Road. Take the third left into Alpine Road.

## Distances

Motorway: 4.2 miles  
Southampton Airport: 11.5 miles  
Southampton City Centre: 7.4 miles  
New Forest Park Boundary: Within  
Train Stations  
Ashurst: 1.0 miles  
Totton: 4.3 miles

## Information

Local Authority: New Forest District Council  
Council Tax Band: D  
Tenure Type: Freehold  
School Catchments  
Infant: Netley Marsh  
Junior: Bartley  
Senior: Hounsdown

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

# Energy performance certificate (EPC)

Totton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

### Rules on letting this property

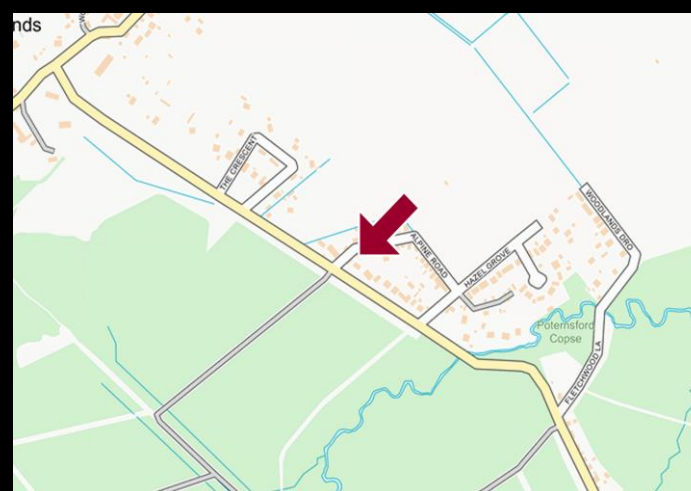
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-gd-2022) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-gd-2022>).

### Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

**EPC PENDING**





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

Brantons Independent Estate Agents, 9a Salisbury Road, Totton, Southampton, SO40 3HW

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

t: 02380 875 020

e: [enquiries@brantons.co.uk](mailto:enquiries@brantons.co.uk)

