



Copythorne  
£775,000

**brantons**



## Property

Brantons Independent Estate Agents are proud to offer for sale this substantial and characterful detached family home situated in the ever popular residential area of Copythorne.

The ground floor layout begins with an entrance porch leading to; a hall with turning staircase to the first floor, a spacious lounge-diner with large feature fireplace, a kitchen, separate utility room with French doors leading to a covered seating area, and additionally there is also a further reception/family room, and a W.C.

The first floor consists of four generously proportioned double bedrooms with the master being a particularly impressive size and benefiting from built in storage and the use of an en-suite shower room. There is also an impressive five-piece family bathroom with vaulted ceiling and Velux window.

The plot sits at around 0.70 of an acre and is largely laid to lawn with a selection of established trees, hedgerows and plants. To the front of the property there is plentiful driveway parking that leads to a detached garage that was constructed circa 2007.

Rarely do properties of this nature come to the market and Brantons expect strong immediate interest and therefore an early viewing will be necessary to avoid any later disappointment.

## Features

- Substantial Detached Family Home
- Four Double Bedrooms
- Spacious Lounge With Large Feature Fireplace
- Kitchen & Separate Utility Room
- Downstairs W.C Accessed Via Hall
- Impressive Five Piece Bathroom With Valuted Ceiling
- Definind Master Bedroom with En-suite
- Detached Garage Constructed c. 2007
- Enviabl Plot Approx 0.68 Acre
- Rarely Available Non-Estate Location

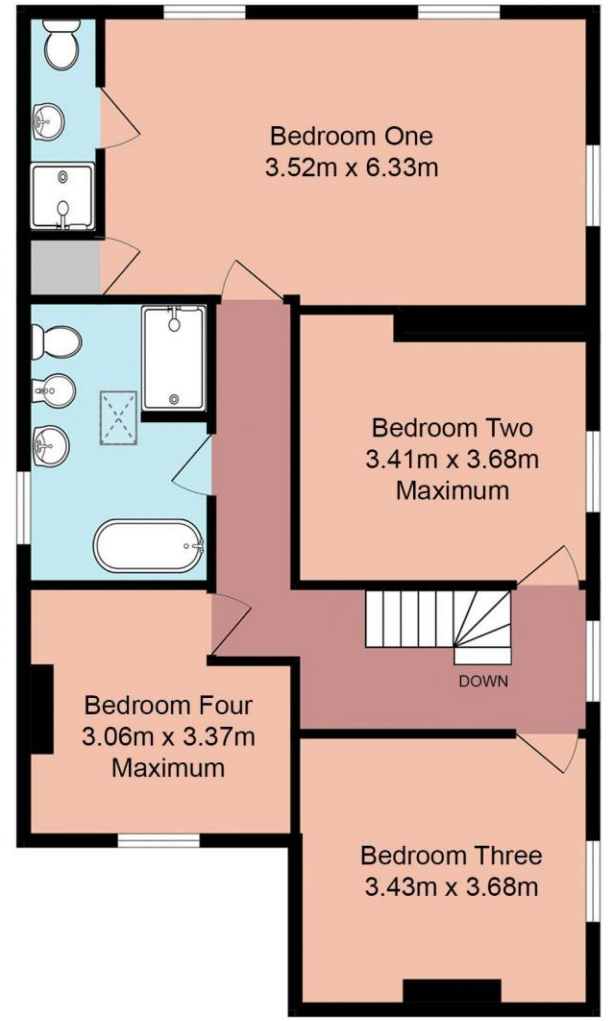


## Area

Copythorne is a small village situated just within the North Eastern boundary of the New Forest National Park. The village lays along the route of the A31 Romsey Road and borders the nearby villages of Newbridge and Cadnam. Property is diverse with the majority being older homes including forest cottages and farm buildings.

Due to the rural location amenities are limited but they do include a church, infant schools and a well frequented public house. Shops and restaurants and be found less than 5 miles away in the larger town of Lyndhurst. The commercial centres of Southampton, Bournemouth and London are all easily accessible via M27 which is less than 1.5 miles away.





1st Floor

## Accommodation

Hall 10' 0" x 10' 11" (3.06m x 3.34m)

Lounge 23' 4" x 12' 0" (7.10m x 3.67m)

Family Room 11' 2" x 12' 1" (3.41m x 3.68m)

Kitchen 10' 11" x 10' 11" (3.33m x 3.33m)

Utility Room 11' 4" x 11' 8" (3.46m x 3.55m)

Downstairs W.C 6' 10" x 3' 10" (2.09m x 1.16m)

Porch 3' 3" x 4' 11" (1.00m x 1.50m)

Covered Seating Area 8' 0" x 24' 9" (2.43m x 7.54m)

Bedroom One 11' 7" x 20' 9" (3.52m x 6.33m)

En-suite 8' 5" x 2' 10" (2.56m x 0.87m)

Bedroom Two 11' 3" x 12' 1" (3.44m x 3.68m) Maximum

Bedroom Three 11' 3" x 12' 1" (3.43m x 3.68m)

Bedroom Four 10' 0" x 11' 1" (3.06m x 3.37m)

Bathroom 10' 11" x 7' 7" (3.34m x 2.32m)

Garage 28' 2" x 14' 5" (8.58m x 4.39m)





## Directions

From our office, head south on Salisbury Road/A36. At the roundabout take the third exit onto Ringwood Road/A336. Continue directly straight on for approximately 4.5 miles until you reach the Cadnam roundabout signposting Lyndhurst/Bournemouth/Romsey. Take the third exit onto Romsey road/A31. Continue on for approximately one mile.

## Distances

Motorway: 1.7 miles  
Southampton Airport: 10.8 miles  
Southampton City Centre: 8.7 miles  
New Forest Park Boundary: Within miles  
Train Stations  
Ashurst: 5.1 miles  
Totton: 4.8 miles

## Information

Local Authority: New Forest District Council  
Council Tax Band: E  
Tenure Type: Freehold  
School Catchments  
Infant: Copythorne  
Junior: Bartley  
Senior: Hounslowdown

## 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

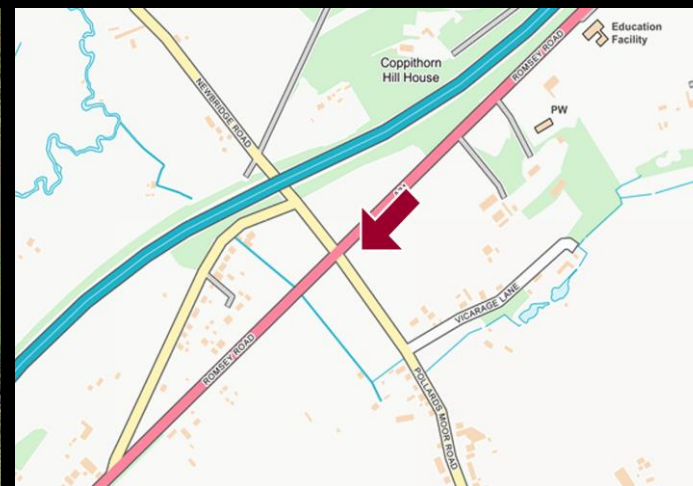
Properties can be rented if they have an energy rating from A to E.

If the property is not 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-2020-2025) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-2020-2025>).

### Energy efficiency rating for this property

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

**EPC PENDING**





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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.

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