



Cadnam
£485,000

brantons



Property

Brantons Independent Estate Agents are proud to present for sale this characterful semi-detached house situated in the highly sought after residential area of Cadnam.

The ground floor layout consists of a hall leading to a lounge with bay window and feature fireplace, a dining room, and an open-plan kitchen-breakfast room. There is also a ground level W.C and utility room.

The first floor accommodation consists of two double bedrooms with the master benefiting from the luxury use of an en-suite bathroom that leads into a dressing room, which could also be used as a private study. From the landing is a spacious shower room with feature fireplace.

The landing has a further turning staircase that leads to the third bedroom which also has further potential to increase in size, subject to the relevant building control consents. The front of the property provides ample driveway parking that leads to a cavity wall insulated garage with barn style doors.

To the rear of the property is the garage which is largely laid to lawn with a variety of established plants, bushes and shrubs. Brantons advise that in order to fully appreciate the location and accommodation on offer, an early viewing comes highly recommended.

Features

- Semi Detached Family Home
- Three Double Bedrooms
- Lounge With Bay Window & Feature Fireplace
- Dining Room
- Open-Plan Kitchen Breakfast Room
- En-suite & Dressing Room to Master
- Spacious Family Bathroom
- Driveway Parking Leading to Garage
- Private Rear Garden Approx 70ft in Length
- Highly Sought After Location

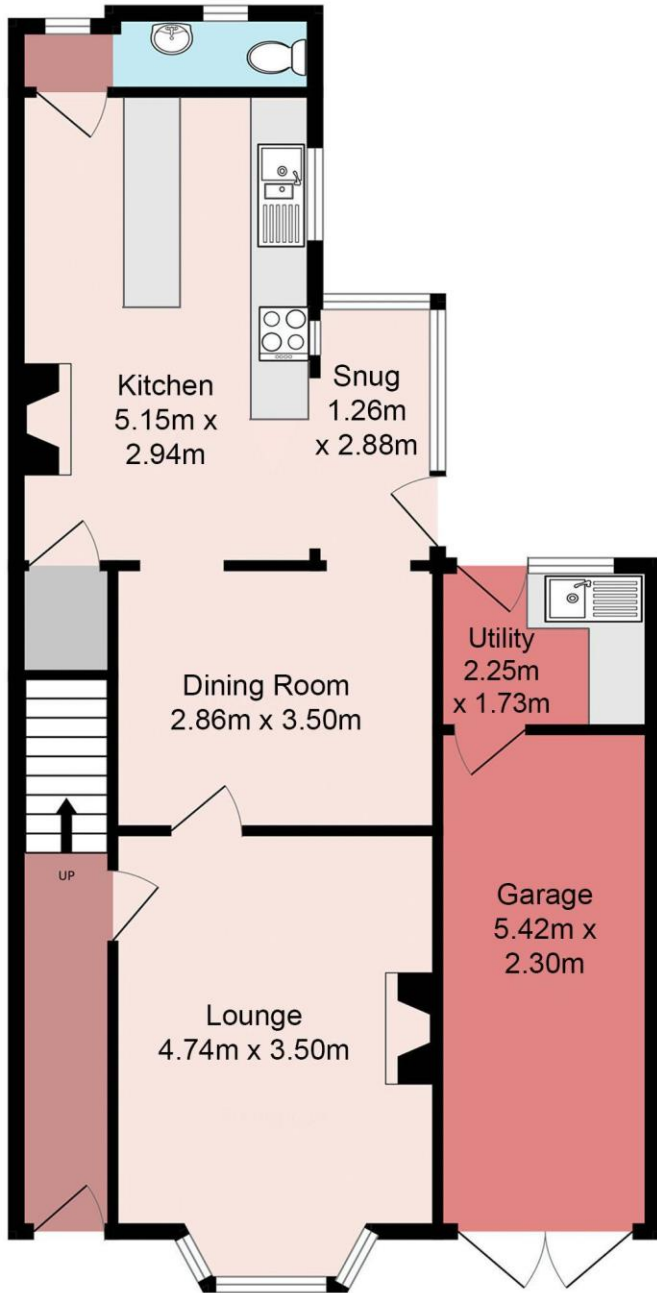


Area

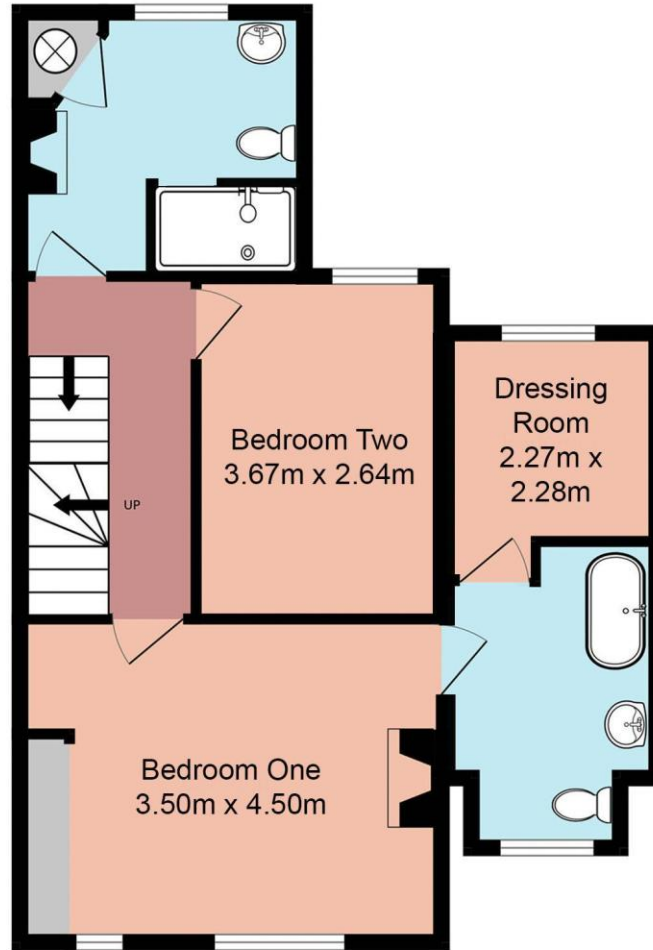
Cadnam is a small village situated just within the North Eastern boundary of the New Forest National Park. The village borders the routes of the A31 Romsey Road and the A336 Southampton Road. Property in the village is diverse with the majority being older homes including forest cottages and farm buildings.

Due to the rural location amenities are limited but they do include a petrol station and post office, shop, nearby infant and junior schools and a couple of well frequented public houses. Shops and restaurants can 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.





Ground Floor
72.5 sq.m. approx.



1st Floor
53.2 sq.m. approx.



2nd Floor
13.2 sq.m. approx.

Accommodation

Lounge 15' 7" x 11' 6" (4.74m x 3.50m) Into Bay

Dining Room 9' 5" x 11' 6" (2.86m x 3.50m)

Kitchen 16' 11" x 9' 8" (5.15m x 2.94m)

Snug 4' 2" x 9' 5" (1.26m x 2.88m)

Bedroom One 11' 6" x 14' 9" (3.50m x 4.50m)

En-suite 10' 9" x 7' 5" (3.28m x 2.27m) Maximum

Dressing Area 7' 5" x 7' 6" (2.27m x 2.28m)

Bedroom Two 9' 5" x 14' 9" (2.88m x 4.50m)

Bathroom 10' 4" x 9' 9" (3.16m x 2.98m) Maximum

Bedroom Three 9' 5" x 14' 9" (2.88m x 4.50m)

Utility 7' 5" x 5' 8" (2.25m x 1.73m)

Garage 17' 9" x 7' 7" (5.42m x 2.30m)





Directions

From our office, head south on Salisbury Road/A36. At the round-a-bout take the 3rd exit onto Ringwood Road/A336. Continue directly straight on for approximately 4.1 miles.

Distances

Motorway: 0.9 miles
Southampton Airport: 12.0 miles
Southampton City Centre: 8.6 miles
New Forest Park Boundary: Within miles
Train Stations
Ashurst: 4.0 miles
Totton: 3.6 miles

Information

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

Energy Performance

9/4/24, 11:29 AM

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

Energy performance certificate (EPC)

Southampton Road Cadnam SOUTHAMPTON SO40 2	Energy rating E	Valid until: 4 March 2034 Certificate number:
Property type	Semi-detached house	
Total floor area	124 square metres	

Rules on letting this property

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

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

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

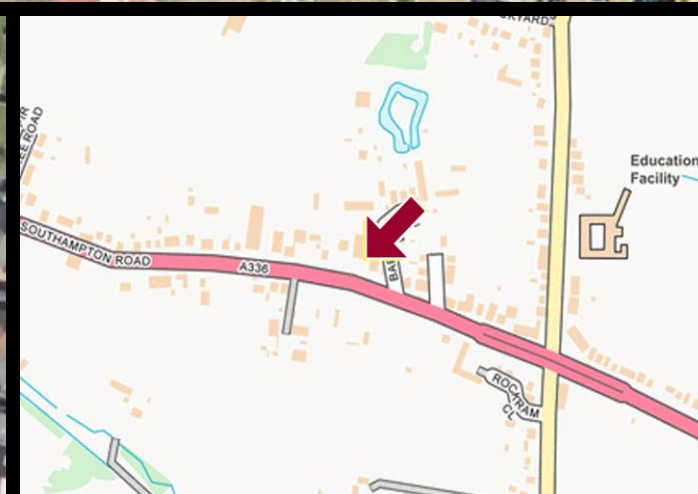
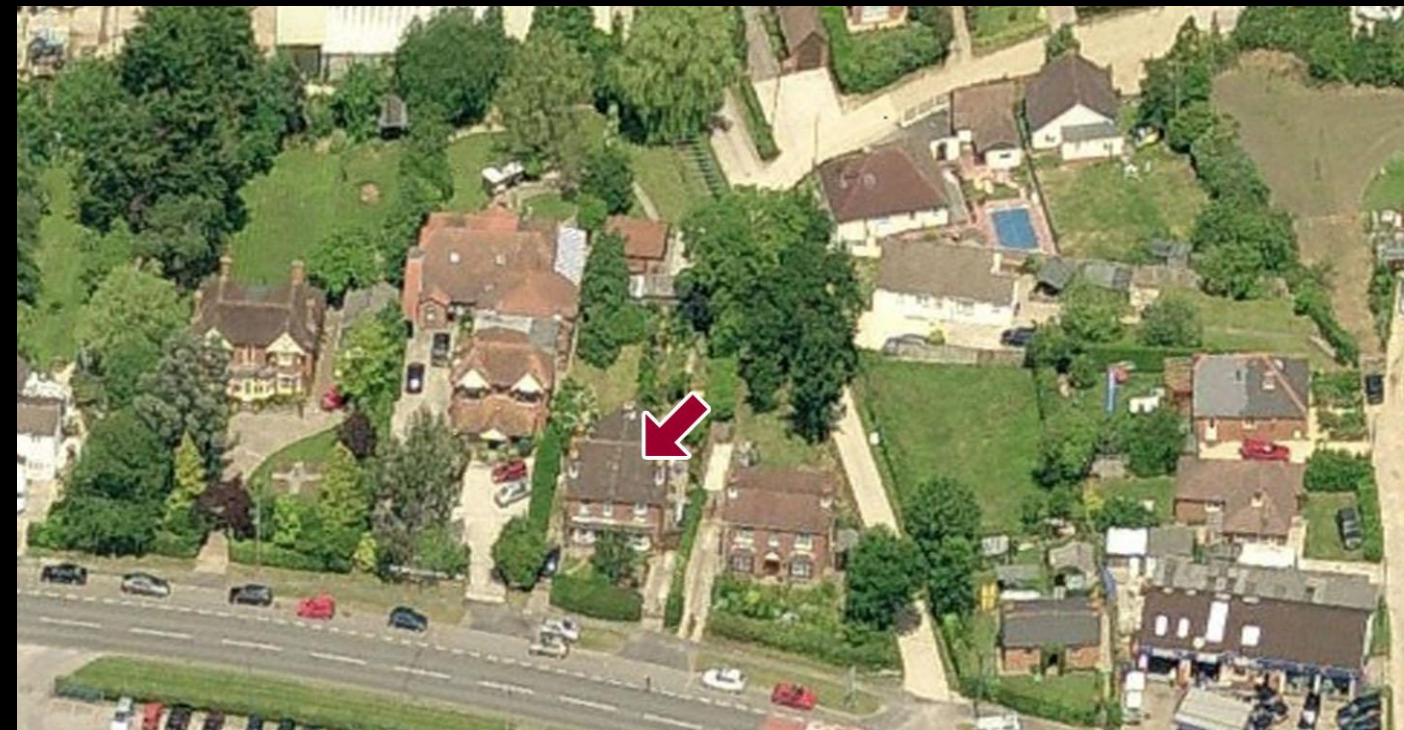
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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





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

