



Silver Birch, Romsey Road, Cadnam, SO40 2NN

£579,950

**brantons**



## Features

- \*NO FORWARD CHAIN\*
- Individual Detached Chalet Bungalow
- Three Generous Double Bedrooms
- Spacious Lounge with Dual Aspect Windows & Feature Fireplace
- Kitchen-Diner 20.5ft in Length
- Utility Room & Conservatory
- Ground Floor Bathroom & First Floor Shower Room
- Set Back Approximately 100ft Frontage
- Ample Drive Parking & Large Detached Garage
- Private Rear Garden Backing On To Fields





## Property

Situated within the New Forest village of Cadnam, Brantons are delighted to offer an exciting opportunity to purchase this individual detached chalet bungalow.

The ground floor layout is comprised of a spacious lounge, kitchen-diner measuring over 20ft, double bedroom, family bathroom and useful utility room. The first floor consists of two sizable double bedrooms with the master benefitting from dual aspect windows, and the second bedroom has access into a box room with Velux window, and could be used as an office, or nursery.

The property has an established frontage measuring approximately 100ft and at the rear is a private enclosed garden that enjoys a good degree of seclusion and backs on to fields.

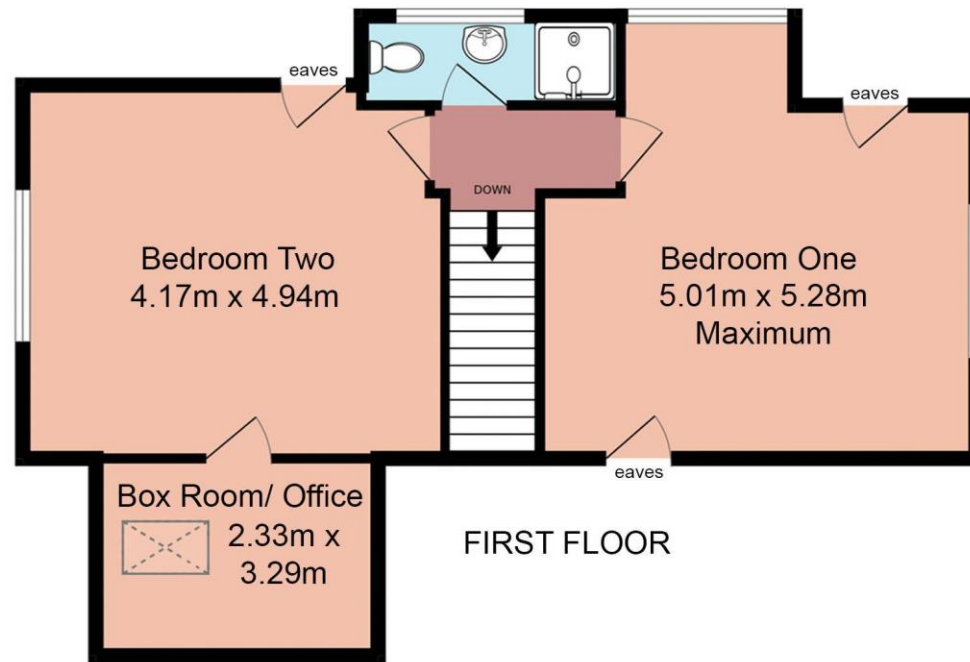
Additional benefits of the property are driveway parking for several vehicles leading to a detached garage. No forward chain is offered and to fully appreciate the location and the surprisingly versatile accommodation on offer, early viewing will be essential.

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, individual homes including characterful forest cottages. For a semi-rural location, Cadnam has a lot amenities to offer including several grocery shops, a garden centre, petrol station, post office, shop, nearby infant and junior schools, pharmacy and a number of well frequented public houses within easy reach.

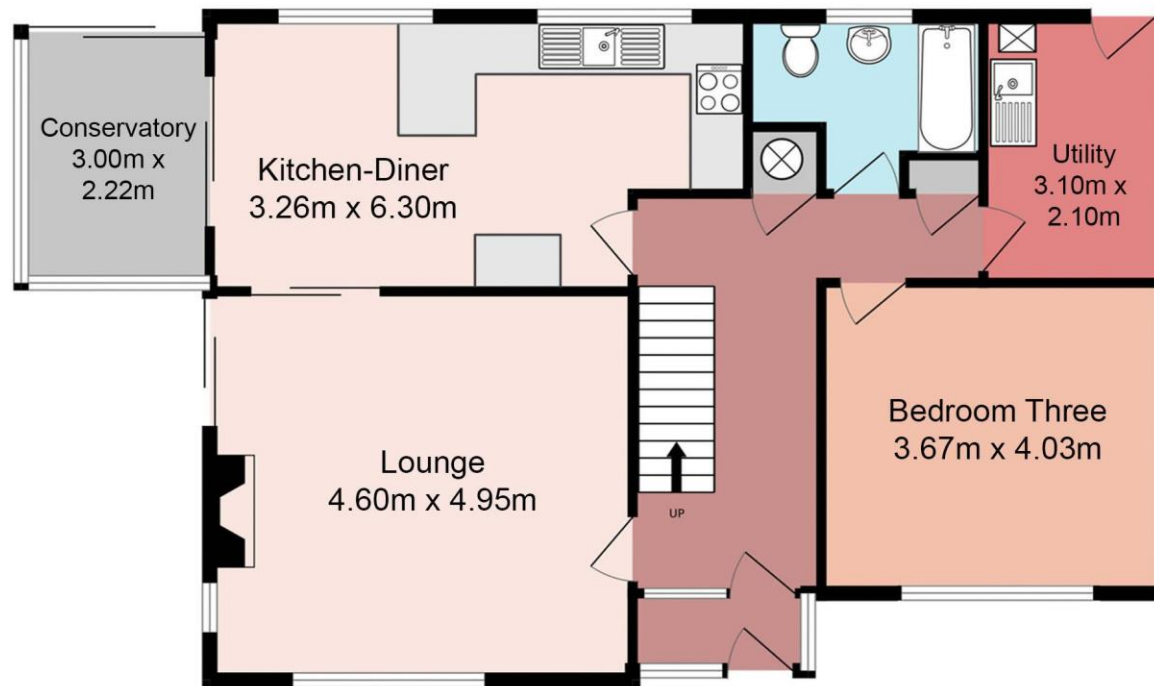


More shops and restaurants can be found less than 5 miles away in the larger village of Lyndhurst. The commercial centres of Southampton, Bournemouth and London are all easily accessible via the convenience of the M27 with the junction being just over half a mile away, yet having the wonderful New Forest on the doorstep.

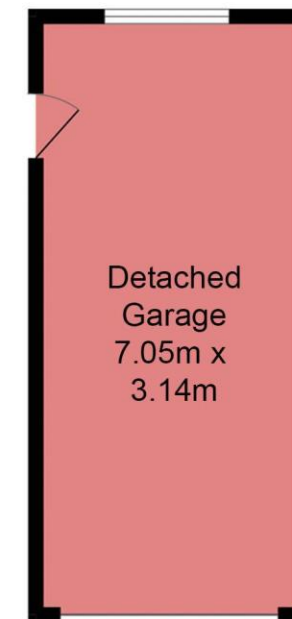




FIRST FLOOR



GROUND FLOOR



GARAGE  
(position not relative to property)



## Accommodation

Lounge 15' 1" x 16' 3" (4.60m x 4.95m)

Conservatory 9' 10" x 7' 3" (3.00m x 2.22m)

Kitchen-Diner 10' 8" x 20' 8" (3.26m x 6.30m)

Bathroom 6' 9" x 9' 0" (2.07m x 2.74m) Maximum

Utility Room 10' 2" x 6' 11" (3.10m x 2.10m)

Bedroom Three 12' 0" x 13' 3" (3.67m x 4.03m)

Bedroom Two 13' 8" x 16' 2" (4.17m x 4.94m)

Box Room/ Office 7' 8" x 10' 10" (2.33m x 3.29m)

Bedroom One 16' 5" x 17' 4" (5.01m x 5.28m) Maximum

Shower Room 3' 0" x 9' 11" (0.91m x 3.01m)

Summer House 7' 9" x 9' 11" (2.37m x 3.03m)

Garage 23' 2" x 10' 4" (7.05m x 3.14m)









## 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.

## Distances

Motorway: 0.7 miles  
Southampton Airport: 11.9 miles  
Southampton City Centre: 9.5 miles  
New Forest Park Boundary: Within miles  
Train Stations  
Ashurst: 4.3 miles  
Totton: 4.9 miles

## Information

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

## Energy Performance

### Energy performance certificate (EPC)

Silver Birch Romsey Road SOUTHAMPTON SO40 2NN	Energy rating <b>C</b>	Valid until: 1 April 2035
		Certificate number: 2911-1112-9828-1913-4272
Property type		Detached house
Total floor area		146 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 C. It has the potential to be B.

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

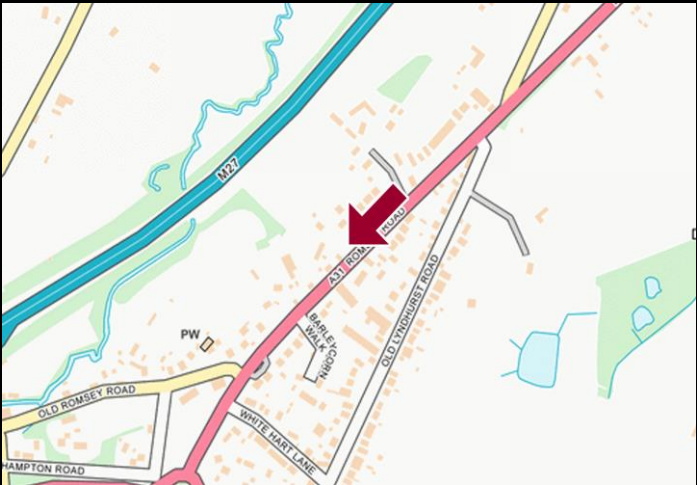
The graph shows this property's current and potential energy rating.

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	71 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		







The Property  
Ombudsman

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