



Southcote, Southampton Road, Cadnam, SO40 2NF
£1,100,000

brantons

Features

- Substantial Detached, Double Fronted Family Home Renovated to a High Standard Throughout
- Four Bedrooms with Impressive Defining Master Boasting Stunning Feature Apex Window
- Lounge & Dining Room, both with Feature Fireplace & Bay Window
- Family Room with Potential as a Fifth Bedroom
- Impressive Open-Plan Kitchen-Diner with Bi-Fold Doors, Separate Utility Room/ W.C
- Spectacular Four Piece Family Bathroom with Vaulted Ceiling
- En-suite Shower Rooms to Bedrooms One and Two
- Ample Gated Driveway Parking & Garage with Electric Roller Door and Home Office to Rear
- Large Rear Garden Mainly Laid to Lawn with Patio Seating Area Beneath Pergola & Entertaining Area
- Highly Regarded Non Estate Location within Sought After Village



Property

An exciting opportunity arises to purchase 'Southcote', an individual detached family home boasting substantial accommodation and beautifully renovated throughout to a high standard. Situated within the desirable non estate village of Cadnam, the property offers versatile living, ideally suited for growing families.

The ground floor layout begins with an entrance hall with herringbone flooring that leads to; a lounge with feature fireplace and bay window, dining room also with fireplace and bay window, a family room that could instead be used as a fifth bedroom, and an impressive open-plan kitchen-diner with bi-fold doors. The kitchen features a central preparation island, quartz countertops, integral appliances and leads into a separate utility room with W.C. An additional benefit of the ground floor is the underfloor heating.

The first floor accommodates four bedrooms with a defining master that features a stunning apex window, walk in wardrobe, and a luxury en-suite shower room. Bedroom two also enjoys the use of en-suite facilities, and a from the landing there is a spacious four piece family bathroom with Velux windows, freestanding bath, and a walk in shower. A notable attribute to the rear aspect of the first floor is the vaulted ceilings in the family bathroom, and rear of the master with en-suite that climb to approximately 14 feet high. To the front of the property is gated driveway parking with space for plenty of vehicles and the drive in turn leads to a detached garage with electric door and EV charging point. The garage has a separate room to the rear which is ideally suited as an office for those who work from home or would like to have a dedicated space for their hobby.

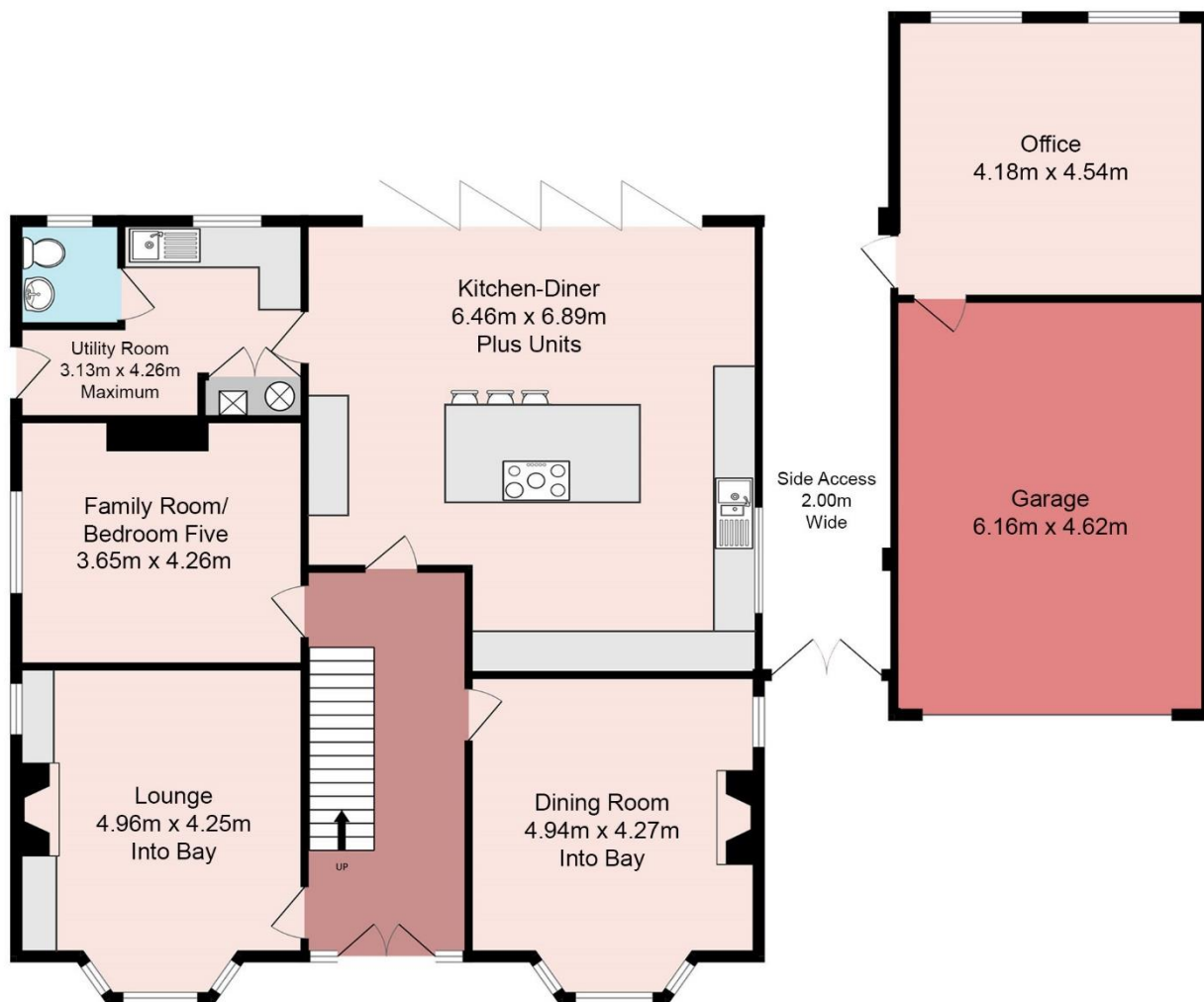
At the rear there is a sizable garden (approx. 95ft in depth and 85ft in width) that is mainly laid to lawn and there is a large patio seating area set nicely beneath a pergola and an additional outdoor barbeque area that is perfect for entertaining guests and al-fresco dining during the summer months. The current owners have presented the property to an exceptional standard whilst sympathetically retaining the character and charm. This is a rare opportunity to acquire a remarkable family home situated on an enviable plot in a prestigious location and Brantons highly advise a viewing as properties of this nature infrequently come to market and as a result of this, strong immediate interest is anticipated.



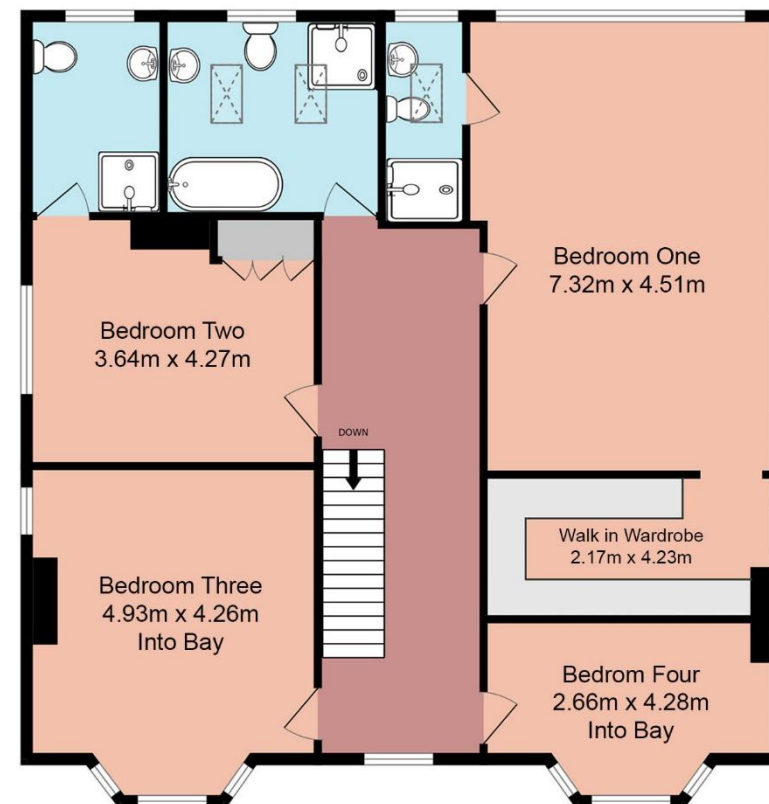
Area

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, 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, and 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.





Ground Floor
180.9 sq.m. approx.



1st Floor
120.5 sq.m. approx.

Accommodation

Lounge 16' 3" x 13' 11" (4.96m x 4.25m) Into Bay

Dining Room 16' 2" x 14' 0" (4.94m x 4.27m) Into Bay

Hall 18' 10" x 7' 11" (5.75m x 2.42m)

Kitchen-Diner 21' 2" x 22' 7" (6.46m x 6.89m) Plus Wardrobes

Utility Room 10' 3" x 14' 0" (3.13m x 4.26m) Maximum

Family Room 12' 0" x 14' 0" (3.65m x 4.26m)

Bedroom One 24' 0" x 14' 10" (7.32m x 4.51m) Maximum

Bedroom One En-suite 4' 7" x 10' 3" (1.39m x 3.12m)

Bedroom One Walk-in-Wardrobe 7' 1" x 13' 11" (2.17m x 4.23m)

Bedroom Two En-suite 9' 7" x 6' 7" (2.92m x 2.00m)

Bedroom Two 11' 11" x 14' 0" (3.64m x 4.27m) Maximum

Bedroom Three 16' 2" x 14' 0" (4.93m x 4.26m) Into Bay

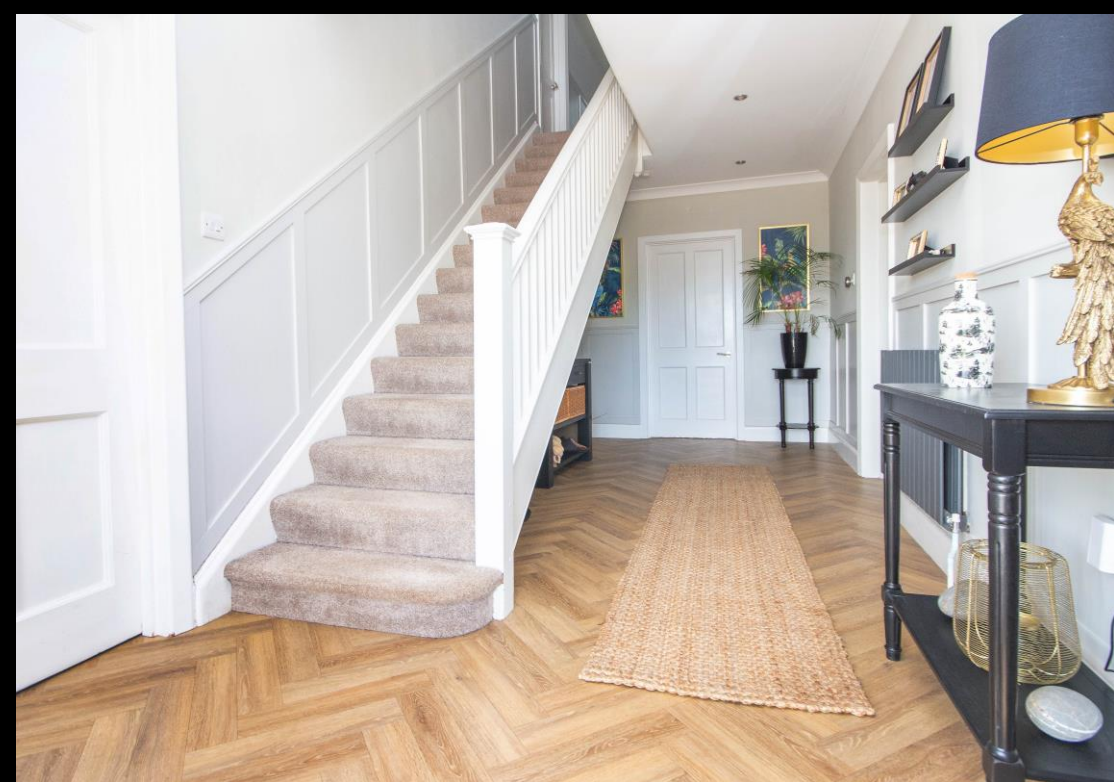
Bedroom Four 8' 9" x 14' 1" (2.66m x 4.28m) Into Bay

Bathroom 9' 7" x 9' 7" (2.92m x 2.92m)

Office 13' 9" x 14' 11" (4.18m x 4.54m)

Garage 20' 3" x 15' 2" (6.16m x 4.62m)





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 4.0 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:
Council Tax Band: G
Tenure Type: Freehold
School Catchments
Infant: Copythorne
Junior: Bartley
Senior: Hounsdown



Energy Performance

Energy performance certificate (EPC)

Southcote Southampton Road Cadnam SOUTHAMPTON SO40 2NF	Energy rating C	Valid until:	1 October 2034
		Certificate number:	0026-3942-3200-6144-5204

Property type	Detached house
Total floor area	261 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 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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

