



Meadow View, Winsor Road, Winsor, SO40 2HR  
£550,000

**brantons**



## Features

- \*NO FORWARD CHAIN\*
- Detached Family Home Constructed Circa 2002
- Three Bedrooms with En-suite W.C to the Master
- Spacious Open-Plan Lounge-Diner with Fireplace, French Doors & Underfloor Heating
- Kitchen with Dual Aspect Windows & Useful Utility Room
- Downstairs Shower/ Wet Room with W.C
- Contemporary Four Piece Family Bathroom
- Ample Driveway Parking Leading to Larger than Average Garage
- Private Established Rear Garden with Pleasant Views Over Fields
- Rarely Available & Highly Sought After Residential Location





## Property

Brantons Independent Estate Agents are proud to present to the market 'Meadow View'; a charming, detached cottage constructed circa 2002 and located within the prestigious residential area of Winsor.

The ground floor layout is comprised of a spacious lounge with feature fireplace and French doors to the rear and an open plan dining area, and this living area also benefits from underfloor heating. There is a sizable kitchen with dual aspect windows which leads into a useful utility room, and there is also a shower/ wet room with W.C. The turning staircase takes you to the first floor which features three bedrooms, two of which are generous proportions, and the master has the luxury use of an en-suite W.C. From the hall there is a contemporary four-piece family bathroom with freestanding bath and walk-in shower.

To the front of the property is low maintenance driveway parking that leads via gated side access to a larger than average garage. The rear garden features a decked seating area, lawn and a selection of established plants, bushes and shrubs. At the end of the plot there are pleasant views over fields giving a real sense of rural living. The garden incorporates a substantial outbuilding with side access into an office making it ideal for those working from home or want a dedicated space for their hobby. There is a further room which could be used for a multitude of uses including conversion to a bath or shower room as the plumbing is readily available. As a result of this, there is good potential for annexe conversion which could even extend into the garage space should any potential purchaser wish to do so.

In our opinion this property is immaculately presented throughout thus making it 'move in' condition.

Rarely do properties of this nature come to market often and we believe that this is an exciting opportunity to acquire a delightful family home in a characterful and highly sought after location.

An early viewing is therefore strongly advised to appreciate the charm, beauty and accommodation this home has to offer.

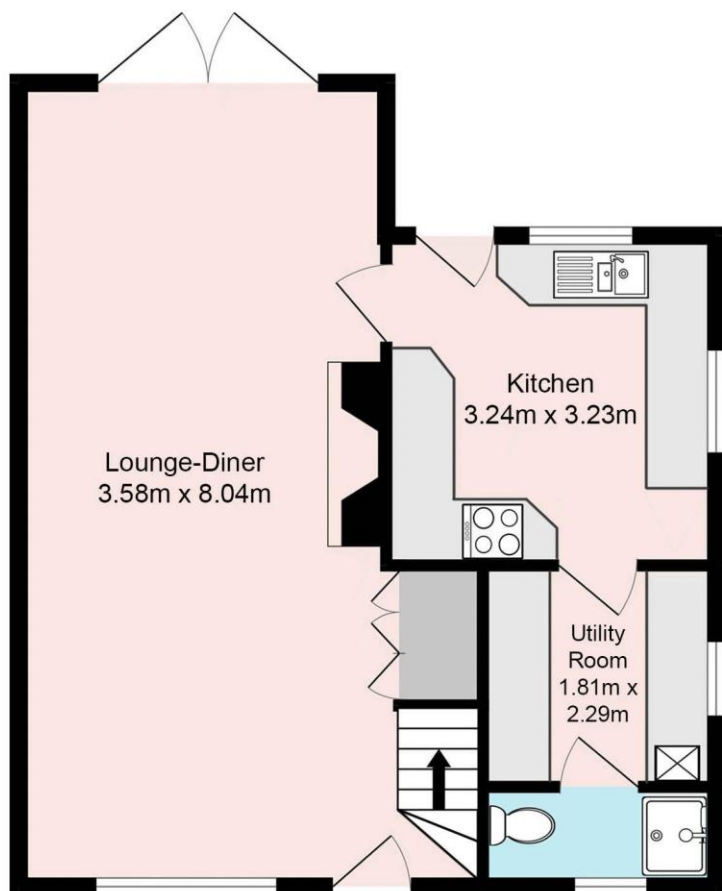


## Area

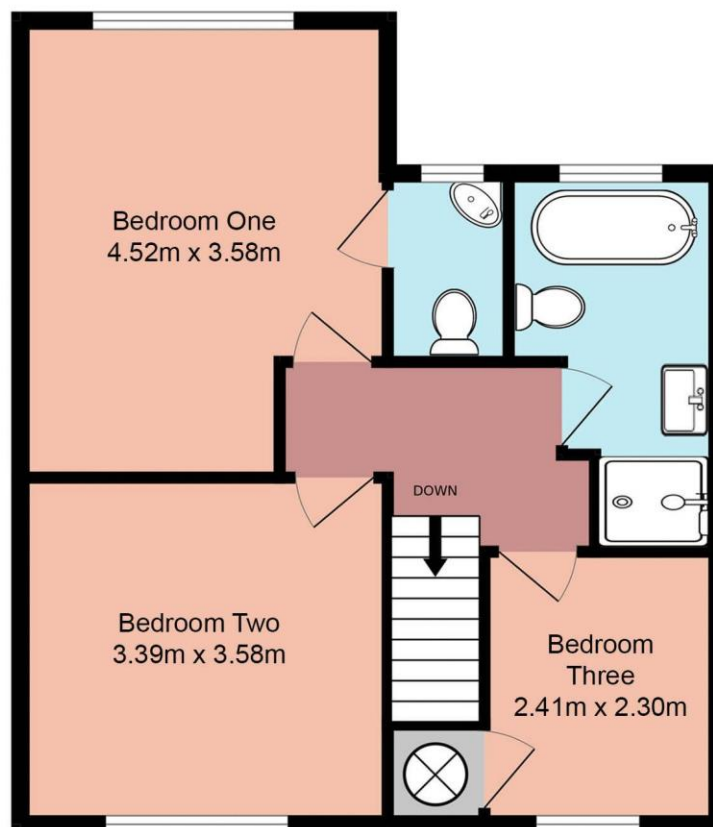
Winsor is a village in the civil parish of Copythorne, a small village situated just within the North Eastern boundary of the New Forest National Park. The village of Copythorne lays along the route of the A31 Romsey Road and borders the nearby villages of Newbridge and Cadnam.

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 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.

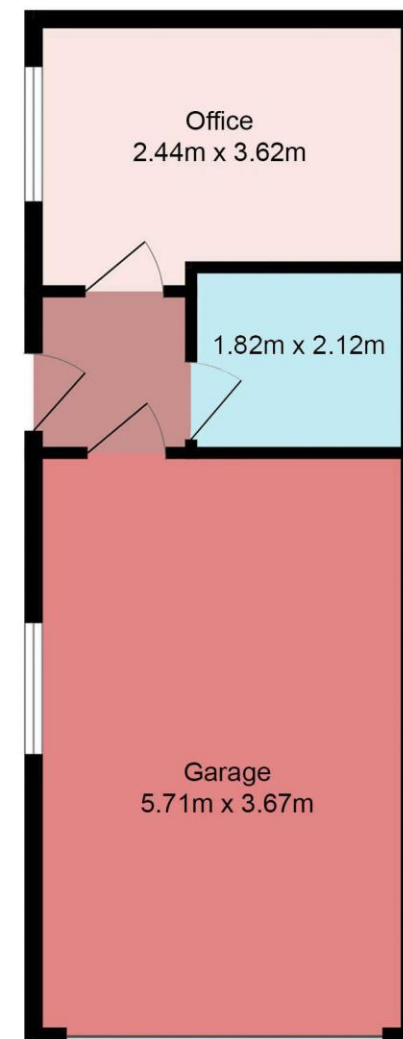




Ground Floor  
84.9 sq.m. approx.



1st Floor  
49.0 sq.m. approx.





## Accommodation

Lounge-Diner 26' 5" x 11' 9" (8.04m x 3.58m)

Garage 18' 9" x 12' 0" (5.71m x 3.67m)

Kitchen 10' 8" x 10' 7" (3.24m x 3.23m)

Utility Room 5' 11" x 7' 6" (1.81m x 2.29m)

Downstairs Wet Room 7' 6" x 3' 0" (2.28m x 0.92m)

Bedroom One 14' 10" x 11' 9" (4.52m x 3.58m)

Bedroom Two 11' 1" x 11' 9" (3.39m x 3.58m)

Bedroom Three 7' 11" x 7' 7" (2.41m x 2.30m)

Bathroom 12' 2" x 6' 6" (3.71m x 1.97m) Maximum

Office 8' 0" x 11' 11" (2.44m x 3.62m)

Office Two 6' 0" x 6' 11" (1.82m x 2.12m)









Directions

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Distances

- Motorway: 4.6 miles
- Southampton Airport: 12.1 miles
- Southampton City Centre: 7.6 miles
- New Forest Park Boundary: Within miles
- Train Stations

Ashurst: 3.3 miles

Totton: 3.6 miles

Information

- Local Authority: New Forest District Council
- Council Tax Band: E
- Tenure Type: Freehold
- School Catchments

Infant: Copythorne

Junior: Hounsdown

Senior: Bartley

Energy Performance

Energy performance certificate (EPC)

Meadow View Winsor Road Winsor SOUTHAMPTON SO40 2HR	Energy rating <b>D</b>	Valid until: 31 January 2027
		Certificate number: 0198-1045-7262-4893-5980

Property type	Detached house
Total floor area	103 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 D. It has the potential to be A.

[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		103 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

