



275, Woodlands Road, Woodlands, SO40 7GE
£500,000

brantons



Property

Brantons are proud to present an opportunity to purchase this charming semi-detached bungalow situated within the highly desirable semi-rural location of Woodlands.

The versatile accommodation consists of two double bedrooms with the master benefiting from the use of an en-suite shower room, and built in wardrobes. There is a spacious open plan living/dining area with orangery skylight, and a modern kitchen with integral appliances. From the hall is also a further reception room, that if required, could be used as a third bedroom, and a contemporary family sized bathroom.

To the front of the property is ample driveway parking that is laid to low maintenance aggregate, and there is also an area of front garden lawn set behind a hedge. The driveway in turn leads to a large garage/ workshop with power, lighting and plenty of storage in its boarded loft.

To the rear aspect is a private garden that is largely laid to lawn with an established array of plants, bushes and shrubs. The garden incorporates a timber summer house and backs on to fields for that quintessential rural feel. Brantons advise that an early viewing will be essential as properties of this nature rarely stay on the market for long.

Features

- Extended & Remodelled Semi-Detached Bungalow
- Two / Three Double Bedrooms
- Impressive Open-Plan Living-Dining Area
- Contemporary 'Shaker Style' Kitchen
- Hi-Specification Family Bathroom
- En-suite Shower Room
- Underfloor Heating in Living-Area, Kitchen & Bathroom
- Worcester Bosch Combi Boiler Installed 2025
- Ample Driveway Parking Leading To Detached Garage
- Established Rear Garden Backing on to Agricultural Land

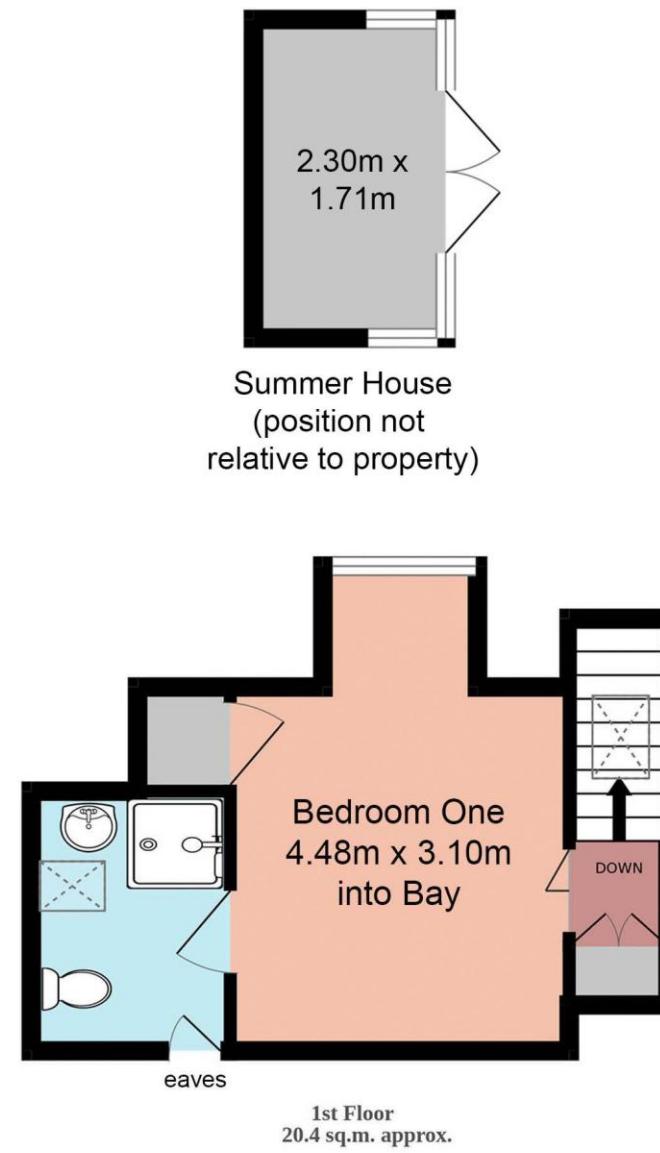
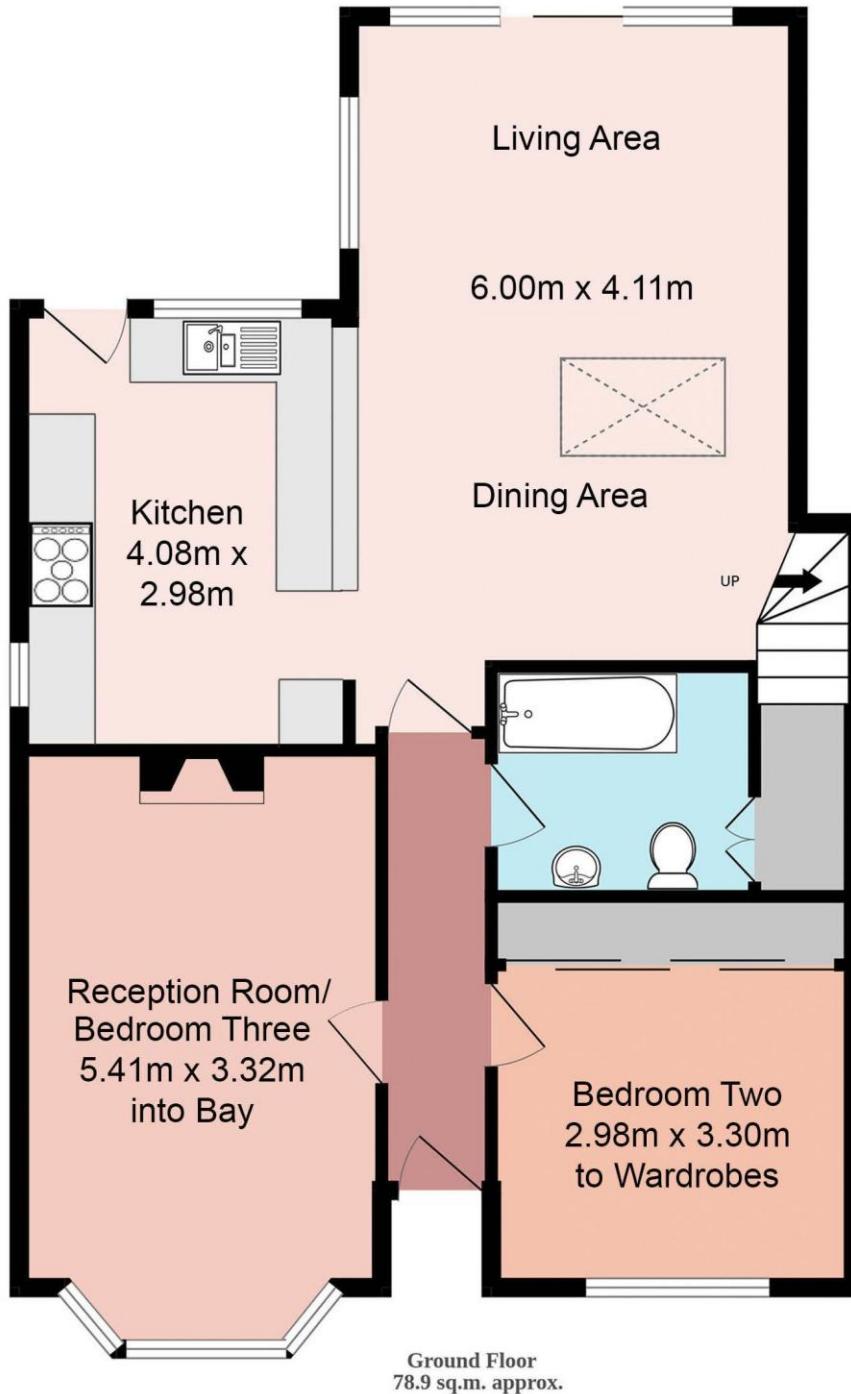


Area

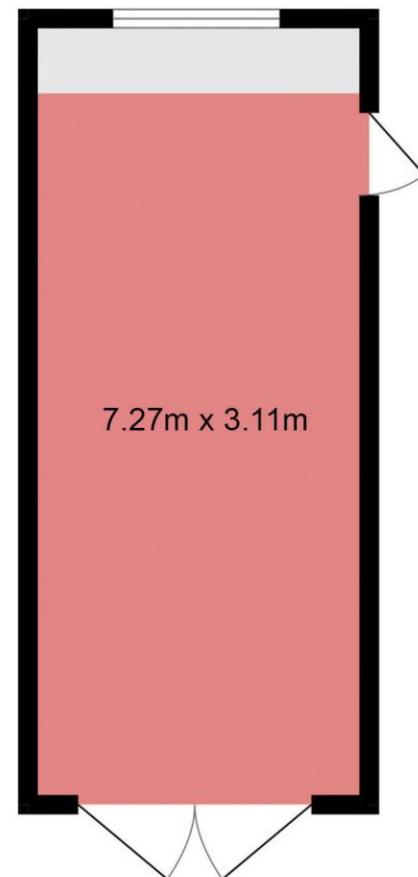
The highly regarded area of Woodlands is a traditional New Forest village situated between Cadnam and Ashurst. There are several local amenities including primary schools, a post office with village store, and two good pubs. Residents speak of a real sense of community and many people have resided locally for a long time.

The locals enjoy the easy access to open forest and the nearby larger town of Lyndhurst has many fine restaurants and pubs. The M27 is within a 5 minute drive, giving access to the larger commercial centres of Southampton, Bournemouth and Winchester. Ashurst train station is less than 2 miles away, with direct train services to London.





Garage/ Workshop
(position not
relative to property)



Accommodation

Living Room 19' 8" x 13' 6" (6.00m x 4.11m)

Kitchen 13' 5" x 9' 9" (4.08m x 2.98m)

Lounge/ Bedroom Three 17' 9" x 10' 11" (5.41m x 3.32m) into Bay

Bedroom Two 9' 9" x 10' 10" (2.98m x 3.30m) to Wardrobes

Bathroom 6' 11" x 7' 10" (2.11m x 2.38m)

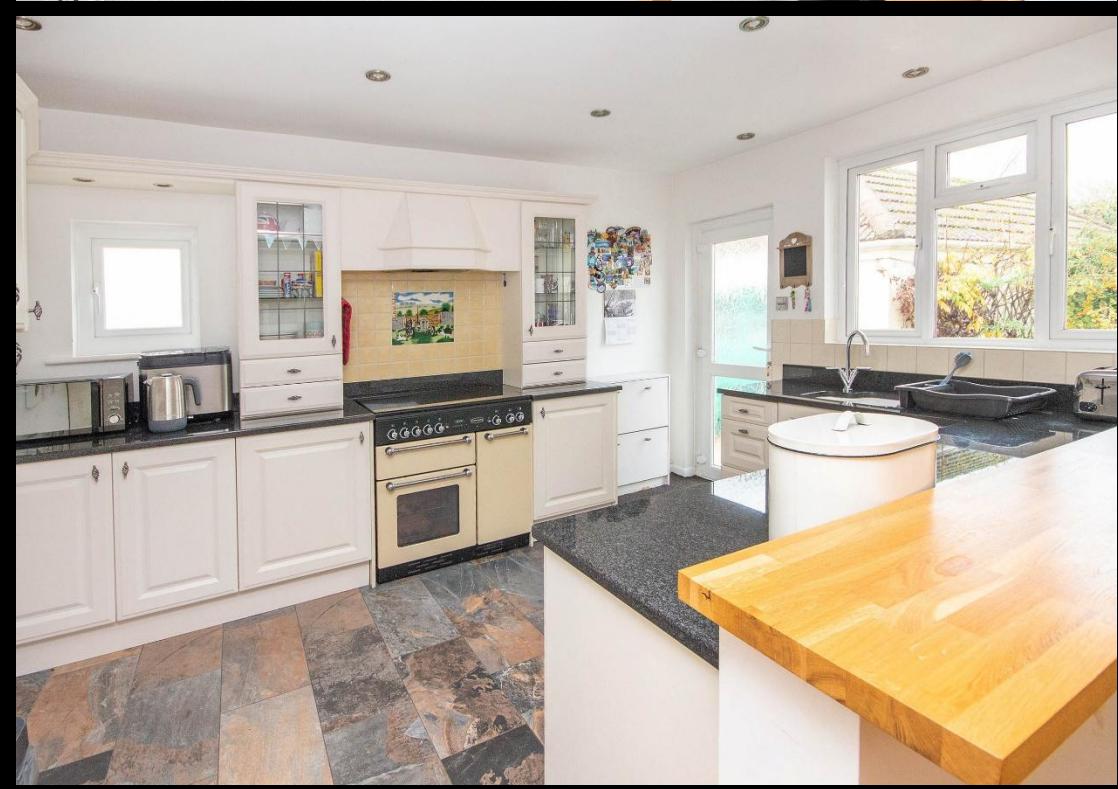
Bedroom One 14' 8" x 10' 2" (4.48m x 3.10m) into Bay

En-suite 7' 10" x 6' 0" (2.39m x 1.82m)

Garage 23' 10" x 10' 2" (7.27m x 3.11m)

Summer House 7' 7" x 5' 7" (2.30m x 1.71m)





Directions

- 1) From our office turn right onto the A36.
- 2) At the roundabout take the third exit onto Ringwood Road.
- 3) Continue along Ringwood Road passing through four roundabouts.
- 4) After the fourth roundabout and by the White Horse Inn, turn left onto Woodlands Road.
- 5) Continue on for approximately 0.7 miles and the property will be found on the right hand side.

Distances

Motorway: 2.8 miles
Southampton Airport: 11.1 miles
Southampton City Centre: 7.6 miles
New Forest Park Boundary: Within miles
Train Stations
 Ashurst: 1.8 miles
 Totton: 3.0 miles

Information

Local Authority: New Forest District Council
Council Tax Band: D
Tenure Type: Freehold
School Catchments
 Infant: Netley Marsh
 Junior: Bartley
 Senior: Houndsdown

Energy Performance

Energy performance certificate (EPC)

275 Woodlands Road Woodlands SOUTHAMPTON SO40 7GE	Energy rating C	Valid until: 17 December 2035
		Certificate number: 9884-3957-5202-4585-5200

Property type
Semi-detached bungalow
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 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

