



Rose Tree Cottage, Romsey Road, Cadnam, SO40 2NN  
£500,000

**brantons**

## Features

- Charming New Forest Cottage  
Constructed Circa 1840
- Three Bedrooms
- Spacious Lounge with Feature Fireplace
- Contemporary Kitchen with Triple Aspect Windows
- Dining Room with French Doors & Large Storage Cupboard
- Downstairs W.C & Shower Room
- Family Bathroom
- Wraparound Low Maintenance 'Lifestyle' Garden
- Gated Driveway Parking
- New Roof (January 2025) With Remainder of 14 Year Guarantee
- Flood Defence System Installed



## Property

Nestled within the sought-after village of Cadnam on the edge of the New Forest National Park, Brantons are delighted to present for sale 'Rose Tree Cottage'; a delightful home believed to date to circa 1840. The property was extended in 1989 and the current owners have much more recently embarked on a programme of refurbishments and improvements. This cottage offers an abundance of character, practicality, and excellent living space, making it an ideal home for families, first-time buyers, or those seeking a village lifestyle with convenient transport links.

The ground floor features a spacious dual-aspect lounge measuring approximately 3.4m x 5.5m providing a comfortable setting for relaxation and entertaining with feature fireplace. There is a separate dining room with French doors offering ample space for family meals and social gatherings, as well as a large storage cupboard. The fitted kitchen is well-proportioned and thoughtfully arranged, with plenty of natural light via triple aspect windows. A useful ground-floor W.C and separate shower room completes the accommodation on this level.

Upstairs, the property offers three bedrooms. The master bedroom benefits from fitted wardrobes, while the second bedroom is a generous double. A third bedroom provides flexibility as a child's room, home office, nursery, or guest accommodation. The family bathroom is fitted with a bath, wash hand basin, and WC.

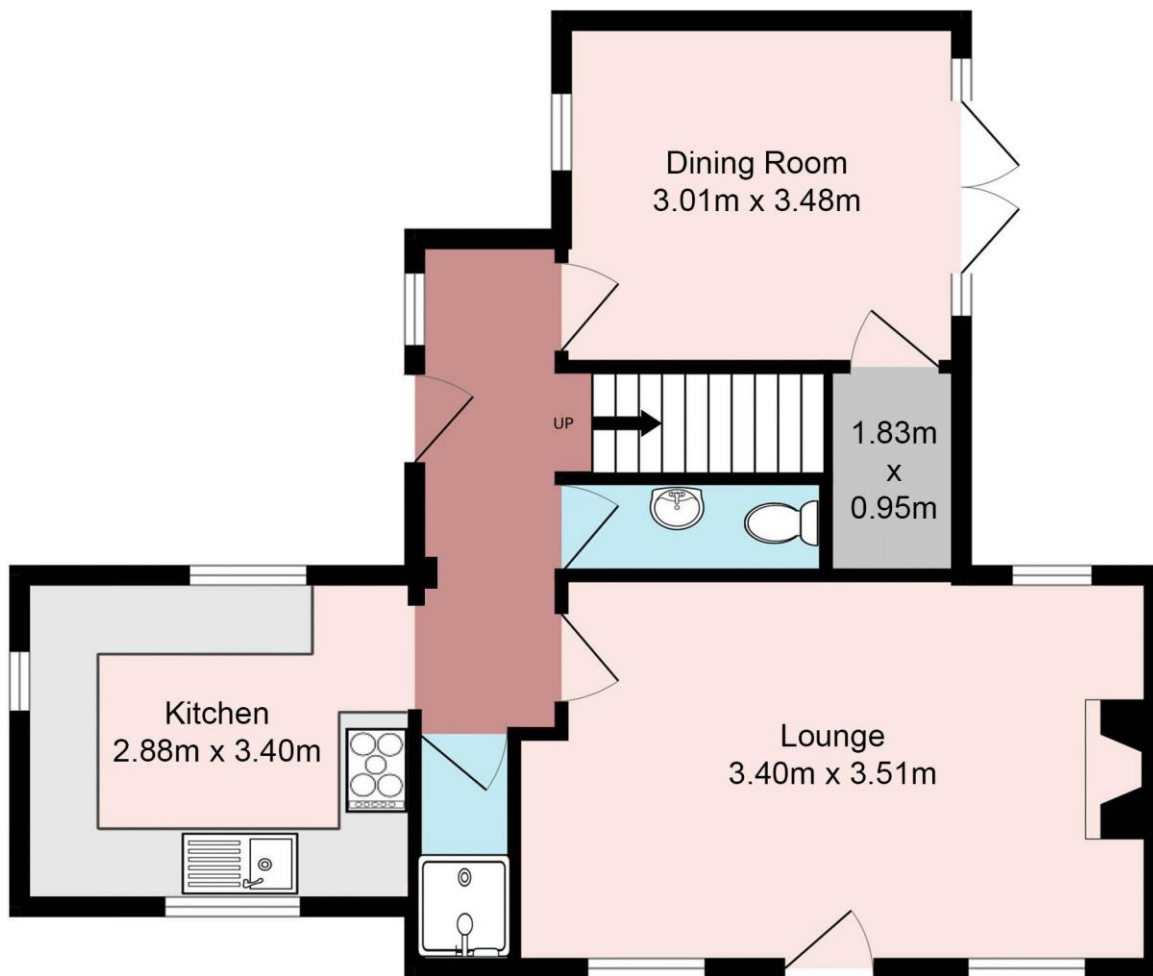
Outside, the property enjoys a pleasant setting with a low maintenance 'lifestyle' garden that enjoys a good degree of privacy and seclusion. The gardens are largely laid to artificial turf with a raised patio seating area. At the front aspect is plenty of driveway parking through a traditional five bar gate. This popular village location is set within easy access to local amenities, highly regarded schools, open forest walks, and excellent commuter routes via the M27 and nearby rail connections. Brantons advise booking a viewing in order to fully appreciate the charm of this wonderful New Forest cottage.



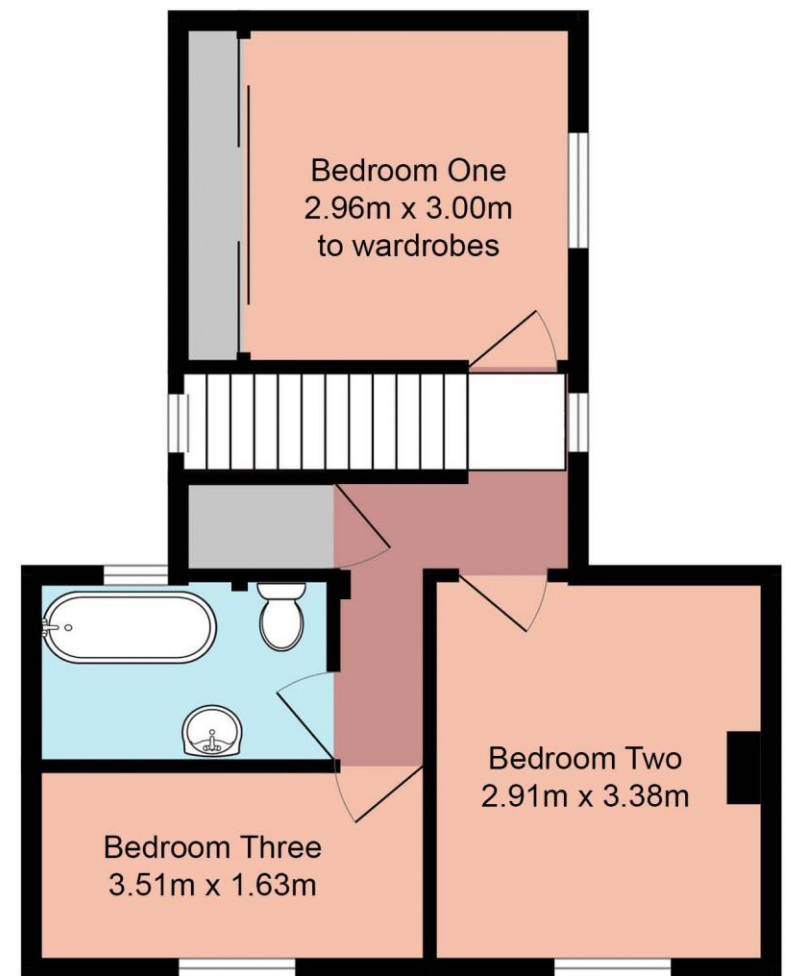
## Area

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  
51.3 sq.m. approx.



1st Floor  
38.2 sq.m. approx.

## Accommodation

Lounge 11' 2" x 18' 1" (3.40m x 5.51m)

Dining Room 9' 11" x 11' 5" (3.01m x 3.48m)

Kitchen 9' 5" x 11' 2" (2.88m x 3.40m)

Dining Room 9' 11" x 11' 5" (3.01m x 3.48m)

W.C 2' 9" x 7' 6" (0.84m x 2.28m)

Shower Room 6' 7" x 2' 10" (2.00m x 0.86m)

Bedroom One 9' 9" x 9' 10" (2.96m x 3.00m) to wardrobes

Bedroom Two 9' 7" x 11' 1" (2.91m x 3.38m)

Bedroom Three 11' 6" x 5' 4" (3.51m x 1.63m)

Bathroom 8' 6" x 5' 5" (2.58m x 1.66m)





## 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 4.5 miles until you reach the Cadnam round-a-bout signposting Lyndhurst/Bournemouth/Romsey. Take the 3rd 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: E  
 Tenure Type: Freehold  
 School Catchments  
 Infant: Copythorne  
 Junior: Bartley  
 Senior: Hounslow

## Energy Performance

### Energy performance certificate (EPC)

Rose Tree Cottage Romsey Road Cadnam SOUTHAMPTON SO40 2NN	Energy rating <b>D</b>	Valid until: 27 April 2033
		Certificate number: 5312-5287-0002-0024-6106

Property type	Detached house
Total floor area	94 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 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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

