



Oakbank | £1,150,000

Barrow Hill Road, Copythorne, Hampshire, SO40 2PH





# Oakbank

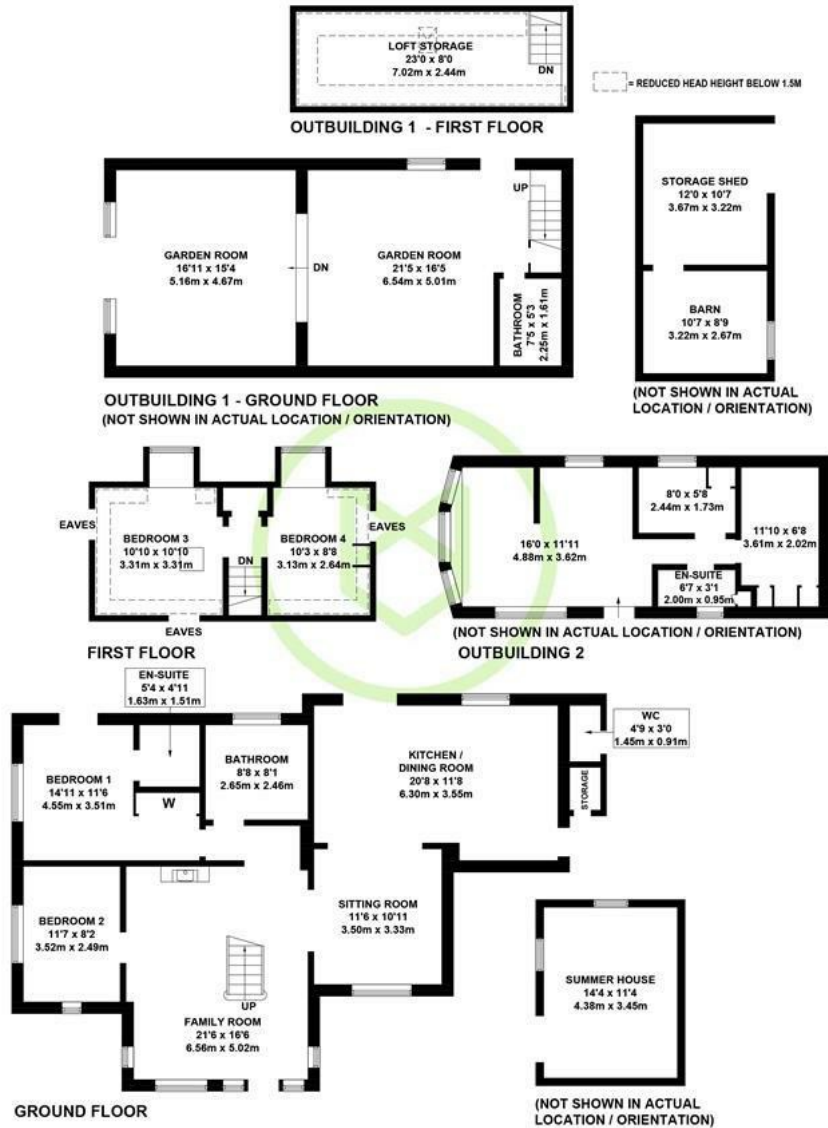
Barrow Hill Road, Copythorne, Hampshire, SO40 2PH

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# Summary

This charming New Forest residence is enviably positioned in the heart of the desirable village of Copythorne, tucked away in a rural and leafy setting whilst offering a versatile arrangement of accommodation and outbuildings. The main residence boasts four bedrooms over two floors with the primary bedroom enjoying an en-suite shower room. An impressive reception hall is complemented by an open plan live in kitchen, dining and family area creating a wonderfully social feel overlooking the private gardens. The mature and private gardens approaching two acres enjoy a sunny rear aspect featuring a large patio area to the rear of the property, perfect for al fresco dining or entertaining. The main gated driveway leads to a spacious parking area with double gates through to a static home, set in its own enclosed garden and gated area. A second driveway leads to a carport, storage unit and converted and extended double garage providing a generous garden room. Other outbuildings include a garden cabin and brick built garden/mower store.



**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 1058 SQ FT / 98.3 SQ M**  
**FIRST FLOOR = 274 SQ FT / 25.5 SQ M**  
**ANNEX - GROUND FLOOR = 625 SQ FT / 58.1 SQ M**  
**ANNEX - FIRST FLOOR = 184 SQ FT / 17.1 SQ M**  
**OUTBUILDINGS = 773 SQ FT / 71.8 SQ M**  
**TOTAL = 2914 SQ FT / 270.8 SQ M**

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1294966)

# Features

- A charming detached New Forest residence enjoying a leafy rural setting
- Private and mature gardens approaching two acres
- Versatile arrangement of outbuildings
- Four bedrooms arranged over two floors with an en-suite to bedroom one
- Social and open plan living space
- Quality fitted kitchen with French doors to the patio area
- Two driveways offering extensive parking
- Converted and extended double garage creating a spacious garden room
- Static home within a gated area and enclosed garden
- All mains services

# EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential C

# Oakbank,

## Barrow Hill Road, Copythorne, Hampshire, SO40 2PH

### Ground floor

The attractive covered entrance and part glazed front door opens into the impressive reception hall fitted with quality oak flooring which complements the tasteful decor throughout this lovely home. A red brick fireplace and inset log burning stove form the focal point of the room with a staircase ascending to the first floor. Bedroom one boasts built in wardrobes, French doors to the garden and a fully tiled en-suite shower room. The spacious bathroom adjacent comprises a free standing bath, multi jet shower cubicle, wash basin and heated towel rail. Bedroom two is also a double room on the ground floor with a dual aspect. French doors lead through to the open plan 'live in' kitchen, dining and family room creating the social hub of the home with views to the private gardens. The kitchen offers a range of shaker style wall and base units with contrasting granite worksurfaces and a large dresser with display cabinets. Ample space is available for family dining with doors opening onto the large patio area. Appliances include a gas fired Aga, dishwasher, washing machine and space for an American fridge freezer.

### First Floor

The first floor landing serves bedrooms three and four which are both double rooms with access to eaves storage.

### Parking

Double wrought iron gates open onto the generous parking area fronting the property which extends to an enclosed garden with additional parking where the static home is situated. Further along Barrow Hill Road is a second driveway extending to a carport and storage container, with the converted double garage adjacent which has been extended to create an impressive garden room with loft storage over

### Outside

The mature and well tended gardens are predominantly laid to lawn offering a wonderfully private out door space to relax or entertain featuring a large raised patio to the rear of the property enjoying a sunny aspect set against a woodland backdrop. A garden cabin is positioned to the rear of plot as well as a brick built garden/mower store. A static home is positioned within its own enclosed garden and gated area.

### Location

Nestled on the edge of the stunning New Forest National Park, Copythorne is a charming and highly sought-after village offering an exceptional blend of rural tranquillity and convenient connectivity. Renowned for its picturesque surroundings, the area is characterised by open heathland, ancient woodland, and a network of scenic walking and cycling routes right on the doorstep. Copythorne benefits from a strong sense of community and a selection of well-regarded local amenities, including traditional pubs, village hall, and nearby farm shops and reputable schooling. For more comprehensive facilities, the vibrant centres of Totton and Lyndhurst are within easy reach, providing a range of shopping, dining, and leisure options. The location is particularly appealing to commuters, with excellent transport links to Southampton, Salisbury, and the M27 motorway network, while mainline rail services from nearby stations offer direct routes to London Waterloo. Combining the charm of village living with access to some of the South's most beautiful natural landscapes, Copythorne presents an ideal setting for those seeking a relaxed lifestyle without compromising on accessibility.

### Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### Sellers position

No onward chain

### Heating

Gas fired central heating

### Infants & Junior School

Copythorne Ce Infant School & Bartley Ce Junior School

### Secondary School

Hounslowdown Academy

### Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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