



1 Elmfield Lane, Calshot  
£550,000



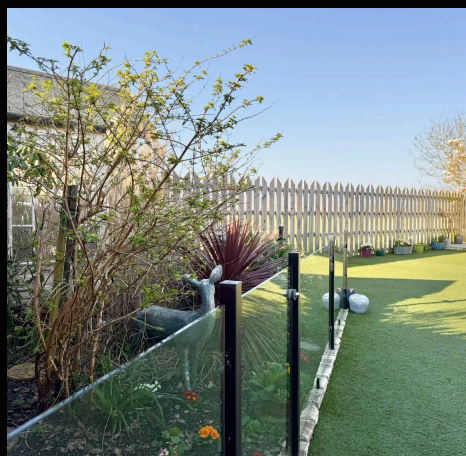
ANTHONY JAMES  
PROPERTIES



# 1 Elmfield Lane

Calshot, Southampton

This exceptional property presents a rare opportunity to acquire a beautifully refurbished home, offered with no onward chain, set within an idyllic and secluded environment on a generous 0.15 acre plot. Nestled along a private road, the residence enjoys a sense of exclusivity and tranquillity, with bridleway access leading directly to picturesque local walks and the stunning landscapes of the New Forest National Park just moments away. The location also provides convenient proximity to renowned local beaches, making it perfectly positioned for those seeking the best of coastal and countryside living. Inside, the home has been thoughtfully modernised to the highest standard since its last purchase, blending contemporary elegance with timeless comfort. The spacious double bedrooms offer an inviting retreat, each designed to maximise natural light and provide restful sanctuary. The living areas are equally impressive, with a seamless flow that is ideal for both relaxing and entertaining. From the rear of the property, expansive views of nearby fields create a captivating backdrop, enhancing the sense of connection to nature that defines this unique home. The stunning, landscaped rear garden further elevates the property, providing a beautifully curated outlook that can be enjoyed throughout the seasons.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC



1 Southward House  
Dibden Purlieu SO45 4PT



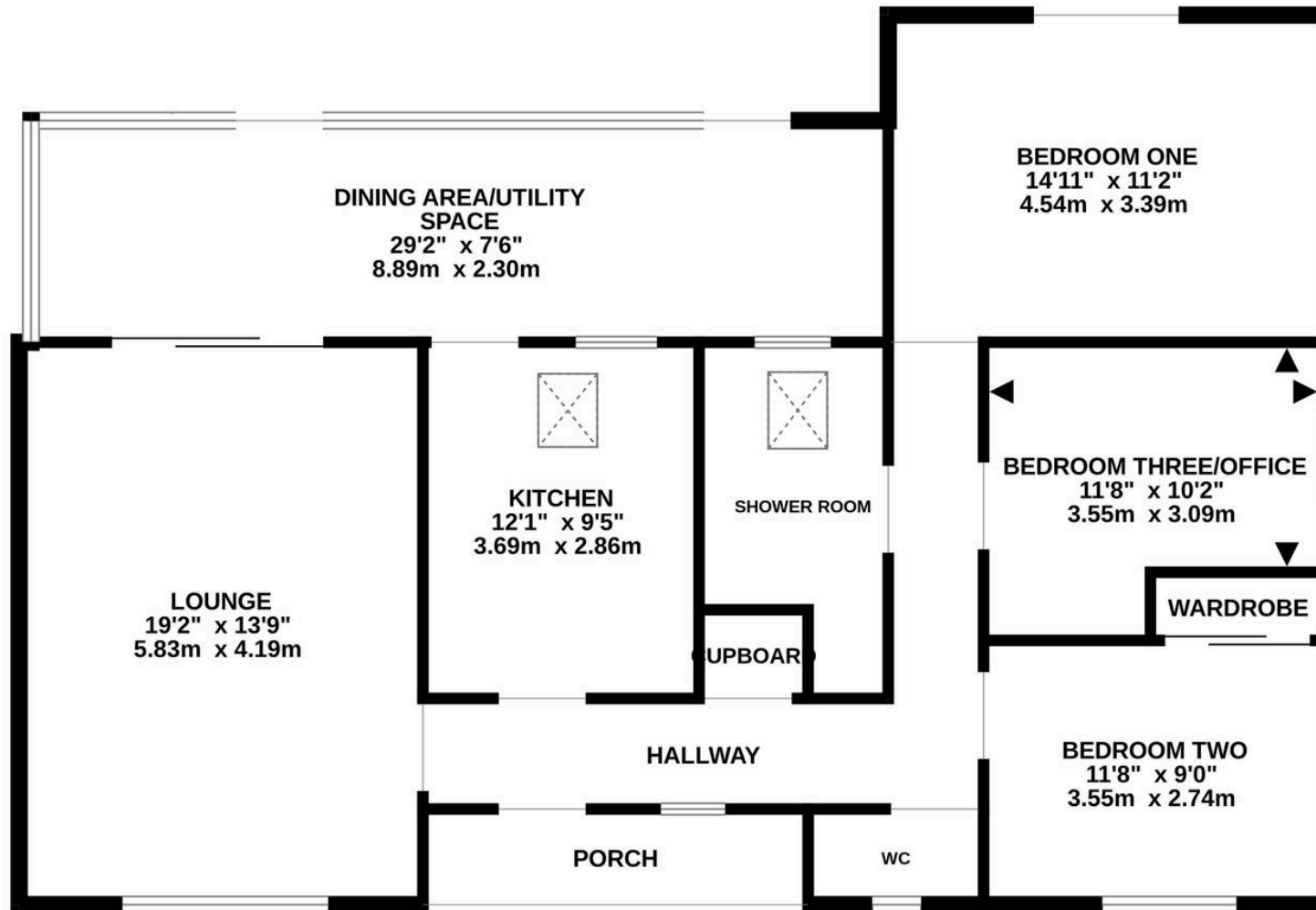
T: 02380 844405  
info@anthonyjamesproperties.co.uk







**GROUND FLOOR**  
1236 sq.ft. (114.8 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.