



Oakwood Tatchbury Lane | £1,000,000
Winsor, Southampton, Hampshire, SO40 2HA

 Henshaw Fox



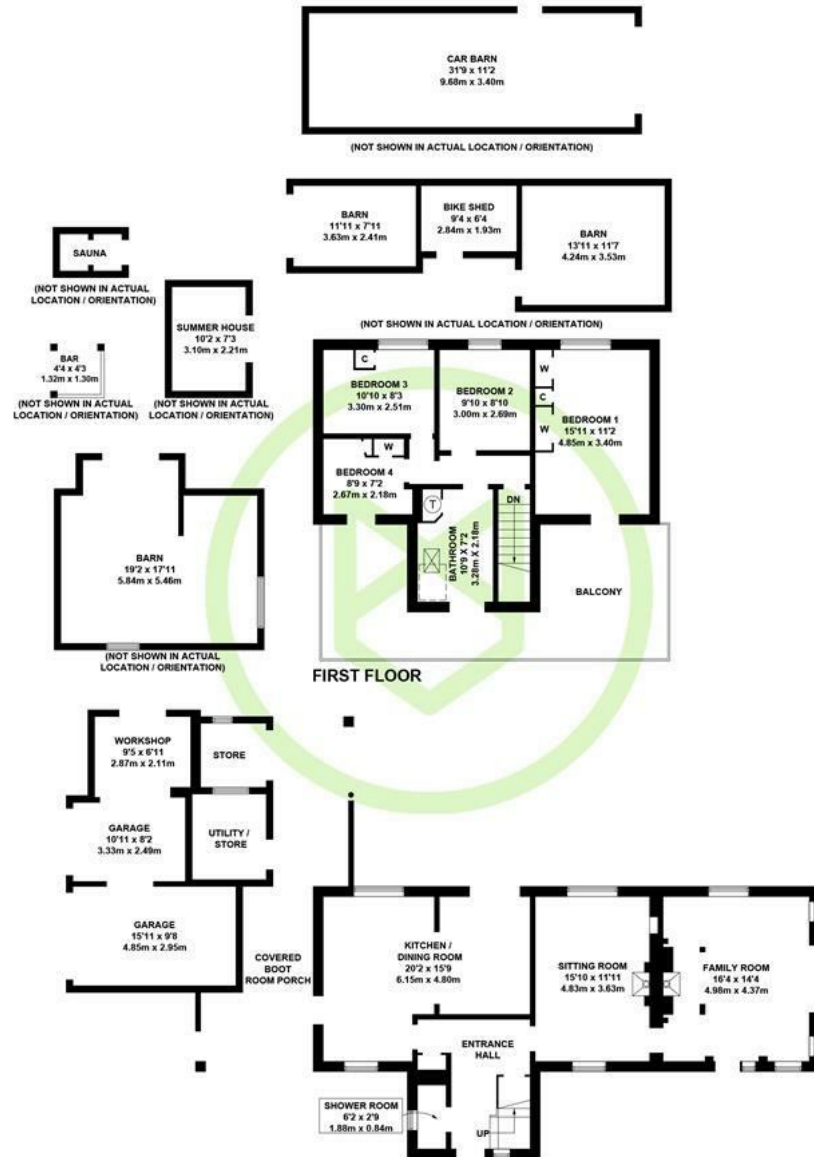
Oakwood Tatchbury Lane
Winsor, Southampton, Hampshire, SO40 2HA

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Summary

This impressive family residence is tucked away in the heart of the desirable New forest village of Winsor set within its wonderfully private and mature grounds extending to just over an acre. The current owners have created this unique and charming home which offers four bedrooms and a family bathroom on the first floor with a spacious roof terrace overlooking the gardens. The ground floor boasts an open plan kitchen and dining area complemented by a dual aspect sitting room and oak framed family room with bi-fold doors to the garden. At the front of the house the aerated natural pool is framed with decking and a variety of outbuildings including a bar, pool house and sauna. Extensive parking is available on the gravel driveway with garaging, barn and numerous stores and outbuildings.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 856 SQ FT / 79.5 SQ M
FIRST FLOOR = 605 SQ FT / 56.2 SQ M
OUTBUILDINGS = 1524 SQ FT / 141.6 SQ M
(INCLUDING GARAGES / EXCLUDING BAR)
TOTAL = 2985 SQ FT / 277.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1299636)

Features

- An impressive and charming family residence
- Desirable New Forest village location
- Natural and mature grounds extending to over one acre
- Four bedrooms with access to a spacious roof terrace
- Open plan kitchen and dining area
- Separate sitting room and social oak framed family room
- Natural aerated pool with decking, bar and pool house
- Extensive off road parking and space for a motor home
- Numerous outbuildings including garaging, a barn and various stores
- East access to commuter links

EPC Rating

Energy Efficiency Rating
Current F
Potential E

Oakwood, Tatchbury Lane, Winsor, Southampton, Hampshire, SO40 2HA

Ground Floor

The part glazed front door opens into the welcoming entrance hall with stairs to the first floor, cloaks cupboard and a shower room with multi jet shower, vanity unit and mounted wash basin and wc. To the right the dual aspect sitting room features a log burning stove as a focal point to the room and access through to the impressive oak framed family room providing a wonderfully social space to relax or entertain. Flooded with natural light from bi-fold doors to a block paved seating area this charming space has a bespoke log burning stove on a raised hearth with a mezzanine area over. The spacious triple aspect cottage style kitchen and open plan dining area overlooks the private rear garden via bi-fold doors. The kitchen offers a range of shaker style wall and base units complemented by granite work surfaces and peninsula, A solid fuel Rayburn cooker is responsible for the central heating and also off sets the hot water along with solar panels. A door leads to a covered walk way and seating area where the utility room offers plumbing for white goods and additional storage space.

First Floor

The principal bedroom enjoys a dual aspect and fitted wardrobes with a glazed door out to the roof terrace enjoying leafy views over the gardens and adjoining countryside. Bedroom two is also a double room with bedrooms three and four both having built in beds and storage. There is also access to the roof terrace from bedroom four. The family bathroom comprises a white suite with bath, wc, wash basin, heated towel rail and French doors to the roof terrace.

Parking

Extensive parking is available on the gravel driveway for numerous vehicles as well as ample space for a caravan or motor home.

Outside

The private and mature gardens extend to just over an acre and are brimming with an abundance of colourful plants and shrubs creating an attractive and natural outdoor space with the aerated nature pool as the centre piece. The decking area around the pool also features a bar, pool house and various other charming outbuildings including a sauna. A raised decked area overlooks the garden offering numerous areas to sit and enjoy the surroundings. A pond and seating area is situated in the far corner of the garden with a well tended lawn to the rear of the property. Garaging is available along with a barn and various stores.

Location

The desirable village of Winsor is situated within the boundaries of the New Forest National Park with a wide range of amenities close at hand including a junior school, village hall, shop, hairdressers and local pubs. A large superstore is located within three miles with Lyndhurst, Totton and Ashurst nearby providing a additional amenities. The M27 is approximately 2 miles away providing fast road links to London, the South Coast and beyond. Mainline rail links can be found at either Totton or Ashurst with direct services to London Waterloo.

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

Buying on

Heating

Solid fuel Rayburn stove to fuel the central heating and offset the hot water as well as solar panels also for the water

Infants & Junior School

Netley Marsh Ce Infant School & Bartley Ce Junior School

Secondary School

Hounslowdown Academy

Council Tax

Band E - New forest District Council

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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