



180 Woodlands Road | £899,000
Woodlands, Southampton, SO40 7GL





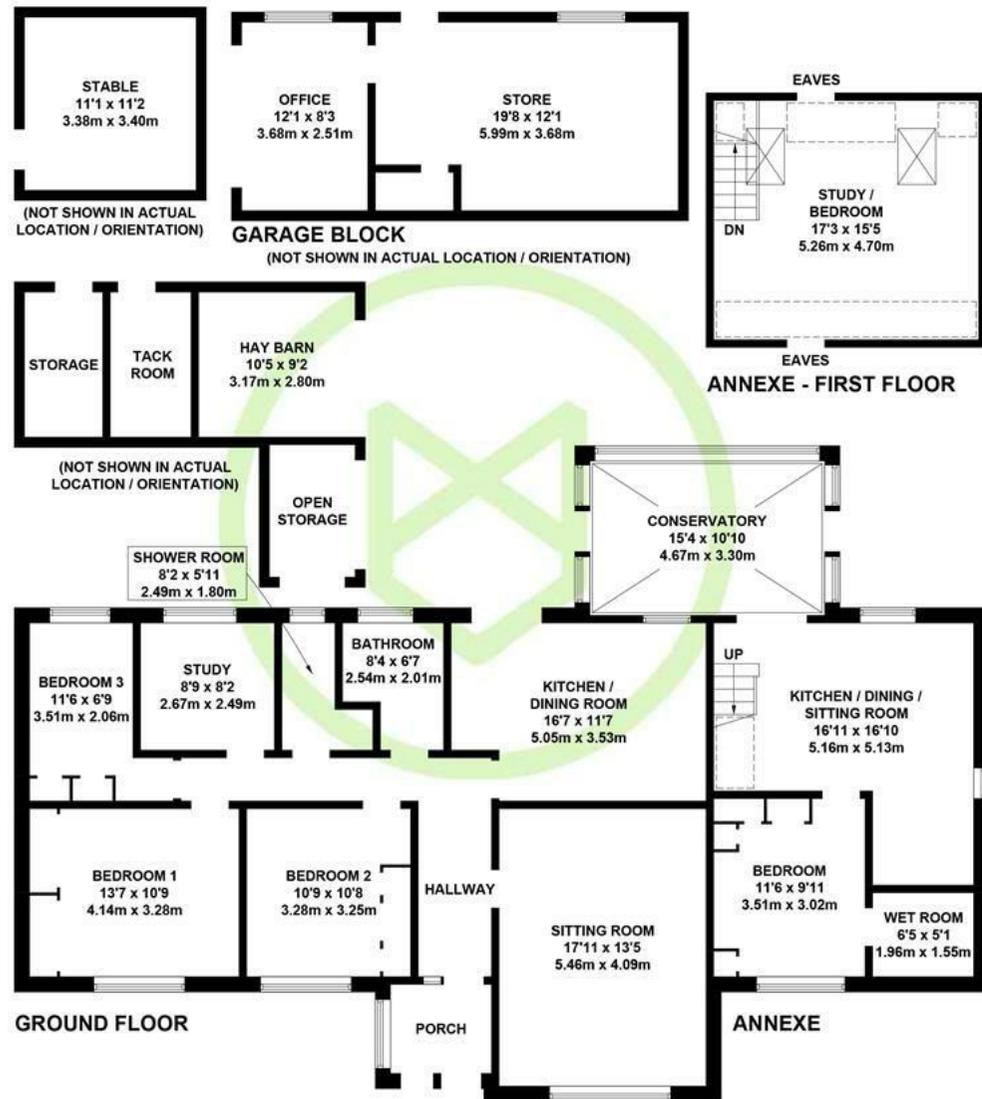
180 Woodlands Road
Woodlands, Southampton, SO40 7GL

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Summary

This impressive and versatile forest home is enviably positioned in the New Forest village of Woodlands, set on a generous plot approaching one acre, perfect for multi generational living or generating additional income. The primary residence offers four bedrooms with an open plan kitchen dining room and separate sitting room. The adjoining self contained annexe boasts two large receptions, two double bedrooms, kitchen and shower room. A paddock to the rear of the property is complemented by a stable block, tack room and hay store with the open forest minutes away for riding out. Extensive parking is available on the landscaped frontage and driveway, with the converted garage providing office and storage space. Other features include solar panels and battery with an EV charging point making this a very eco friendly home.



APPROXIMATE GROSS INTERNAL AREA
MAIN HOUSE = 1681 SQ FT / 156.2 SQ M
(INCLUDING ANNEXE)
ANNEXE - FIRST FLOOR = 266 SQ FT / 24.7 SQ M
OUTBUILDINGS = 720 SQ FT / 66.9 SQ M
TOTAL = 2667 SQ FT / 247.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1201900)

Features

- An impressive and versatile Forest home in a desirable village location
- Generous plot approaching one acre
- Paddock, stable block, tack room and hay store
- Four bedrooms in the main building
- Open plan kitchen dining room with separate sitting room
- Impressive self contained annexe with two double bedrooms
- Potential to generate income
- Extensive parking area
- Converted garage to office and store
- Solar batteries providing an income of £3000 per annum

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Accommodation

The part glazed composite front door opens into the entrance porch providing a useful space for coats and shoes. The welcoming reception hall is fitted with quality Karndean flooring which complements the tasteful decor and serves all primary rooms with access to the part boarded loft space via a hatch. The spacious sitting room overlooks the front aspect and features a fireplace and log burning stove. The open plan kitchen dining room offers ample space for a family dining table and chairs with French doors out to the patio seating area. A range of gloss fronted wall and base units are complemented by granite worksurfaces and breakfast bar. Space is available for a Rangestyle cooker with extractor hood over as well as plumbing for a slimline dishwasher and space for a fridge freezer.

Bedroom one boasts full height built in wardrobes and dresser unit with three additional bedrooms available. The family bathroom comprises a panelled bath with mixer shower over, vanity unit with mounted wash basin, wc and heated towel rail. Adjacent is a separate shower room with wc, shower cubicle, wash basin and heated towel rail.

Annexe

The freshly decorated and carpeted annexe is accessed via a large conservatory to the rear creating a useful reception room with space and plumbing for white goods. A dual aspect reception area features a wall mounted electric fire and open kitchen area fitted with a range of wall and base units. Integrated appliances include a single oven, gas hob, fridge and freezer. A double bedroom boasts a range of wardrobes and dresser units as well as an en-suite wet room with walk in shower, wc, vanity unit with mounted wash basin and a heated towel rail. The first floor offers an additional reception/office space or generous double bedroom with velux windows overlooking the fields to the rear.

Parking

The impressive landscaped frontage offers extensive parking for numerous vehicles with space for a motorhome as well as an EV charging point. The converted double garage now provides office space and store room with a cloakroom and wc.

Outside

A secure side gate accesses the rear of the property with well established formal gardens, predominantly laid to lawn with neatly trimmed hedgerow boundaries and three private patio areas to relax or entertain. The lawns extend to an enclosed orchard and fenced paddock complete with timber stable block and holding area, tack room, hay store and general store all fitted with power, light and water.

Location

The desirable village of Woodlands is located within The New Forest National Park offering miles of beautiful walks and cycle rides on the doorstep as well as places of interest and natural beauty to explore. A comprehensive range of amenities include well regarded local schooling for all ages, easy access to the motorway networks and direct access to London Waterloo via Ashurst train station. The village of Ashurst boasts various well regarded eateries and public houses with the picturesque village of Lyndhurst just three miles away.

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

Gas fired central heating
Solar panels & battery

Infants & Junior School

Netley Marsh Ce Infant School & Bartley Ce Junior School

Secondary School

Hounslowdown Academy

Council Tax

Band D - New Forest District Council
Band A - Annexe

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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