







The Haven, Romsey Road | £1,200,000

Copythorne, Southampton, Hampshire, SO40 2PF

Henshaw Fox









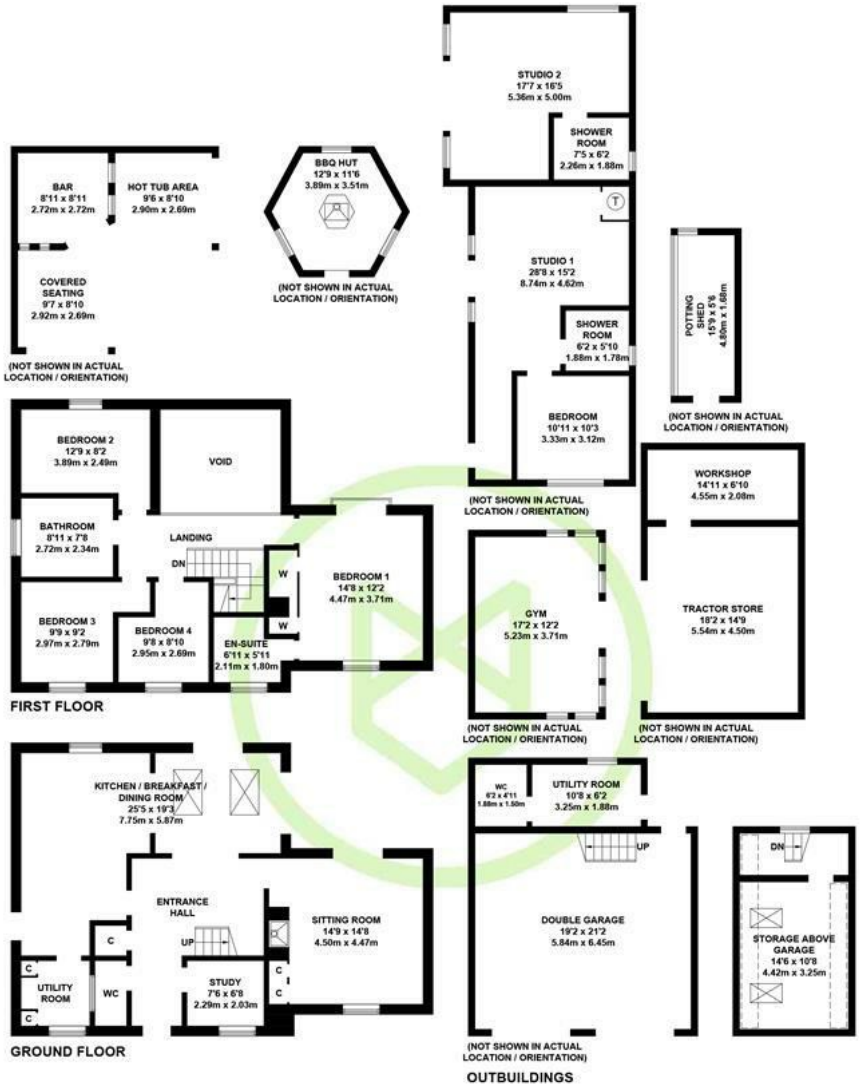




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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 875 SQ FT / 81.3 SQ M
FIRST FLOOR = 747 SQ FT / 69.4 SQ M
OUTBUILDINGS = 2312 SQ FT / 214.8 SQ M
TOTAL = 3934 SQ FT / 365.5 SQ M
(INCLUDING DOUBLE GARAGE / EXCLUDING VOID, HOT TUB AREA & COVERED SEATING)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1283515)

Summary

Conveniently positioned in the desirable New Forest village of Copythorne is this impressive modern farmhouse set in mature and private grounds extending to 2.6 acres of paddocks and formal gardens. Having been upgraded by the current owners this versatile home offers potential to generate income or multi generational living with two high-quality detached studios providing exceptionally versatile accommodation for home working, hobbies, guest accommodation or multi-generational family use. Other outbuildings include an Arctic Cabin, gym, bar, hot tub and covered seating areas. The immaculate accommodation enjoys an open plan feel to the ground floor with a vaulted dining room, stylish kitchen and separate sitting room all presented to the a high specification. The first floor boasts four bedrooms with a luxury en-suite and family bathroom. Remote double gates open onto the private parking area with space for numerous vehicles extending to a detached double garage with loft room over, boot room and wc. The propety benefits from all mains service, solar panels and a battery.

Features

- An impressive and versatile New Forest residence
- Tastefully upgraded by the current owners
- Four generous bedrooms with an en-suite shower room and luxury family bathroom
- Approximately 2.6 acres with paddocks and landscaped gardens
- Sytish open plan living with vaulted dining area and separate sitting room
- Luxury fitted kitchen with central island, integrated appliances and utility room
- Remote gated access and extensive parking, double garage with loft room. EV charging point
- Range of outbuildings : Arctic Cabin, gym, bar and seating area with hot tub & potting shed
- Two high quality detached studios offering potential to generate income
- All mains services complemented by solar panels and battery storage

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Ground floor
An attractive oak framed porch and part glazed composite front door opens into the welcoming and open entrance hall which flows into this impressive home, fitted with quality tiled flooring and under floor heating extending throughout the ground floor. A useful office is situated to the right with a luxury cloakroom room to the left and a coats cupboard adjacent. The hallway opens into the vaulted dining area with dual French doors to the patio seating area overlooking the landscaped gardens. The stylish kitchen offers an extensive range of shaker style wall and base units with contrasting quartz worksurfaces, central island and breakfast bar. Integrated appliances include two single ovens, induction hob with extractor hood over, dish washer, fridge and wine cooler. The adjoining utility room offers additional plumbing for white goods, fitted storage and houses the gas fired boiler . A dual aspect sitting room features a log burning stove, bespoke shelving and cupboards as well as French doors to the garden.

First floor
The galleried landing over looks the dining area with access to the part boarded loft space via a hatch and pull down ladder. The principal bedroom enjoys a dual aspect, vaulted ceiling with exposed beams, French doors onto a Juliette balcony and two built in wardrobes. The en-suite shower room comprises a dual head shower, vanity unit with mounted wash basin, wc and a heated towel rail. The remaining three bedrooms are served by the luxury family bathroom with a free standing bath, shower cubicle, vanity unit and mounted wash basin, wc and heated towel rail.

Parking
Double remote gates open into the extensive and private parking area with ample space for numerous vehicles extending to the detached double garage fitted with two remote doors and EV charging point. To the rear of the garage is a spacious utility area/ boot room with a cloakroom and wc. Stairs to the rear of the garage extend to loft room.

Outside
The generous plot extends to approximately 2.6 acres which includes 1.7 acres of fenced and level paddocks to the rear, with gated access from Copythorne Crescent. Solar panels are positioned in the paddock along with a store for the battery. The beautifully landscaped gardens adjoin the paddock and are accessed from a gate and hardstanding area with sculpted lawns, a central firepit and a large patio seating area which abuts the house, perfect for entertaining, al fresco dining under a covered seating area whilst enjoying the sunny aspect or simply relaxing in the arctic cabin. A growing area adjacent features a potting shed and vegetable garden with a gate through to an enclosed garden with an additional entertaining area complete with timber cabin/gym, enclosed bar and covered seating area with hot tub. Two high-quality detached studios provide exceptionally versatile accommodation for home working, hobbies, guest accommodation or multi-generational family use and overlook the gardens.

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
Buying on

Heating
Gas fired central heating . Solar panels and battery.

Infants & Junior School
Copythorne Ce Infant School & Bartley Ce Junior School

Secondary School
Hounsdown Academy

Council Tax
Band F - 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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