



Corbiere Winsor Road | £699,000
Winsor, Southampton, Hampshire, SO40 2HJ





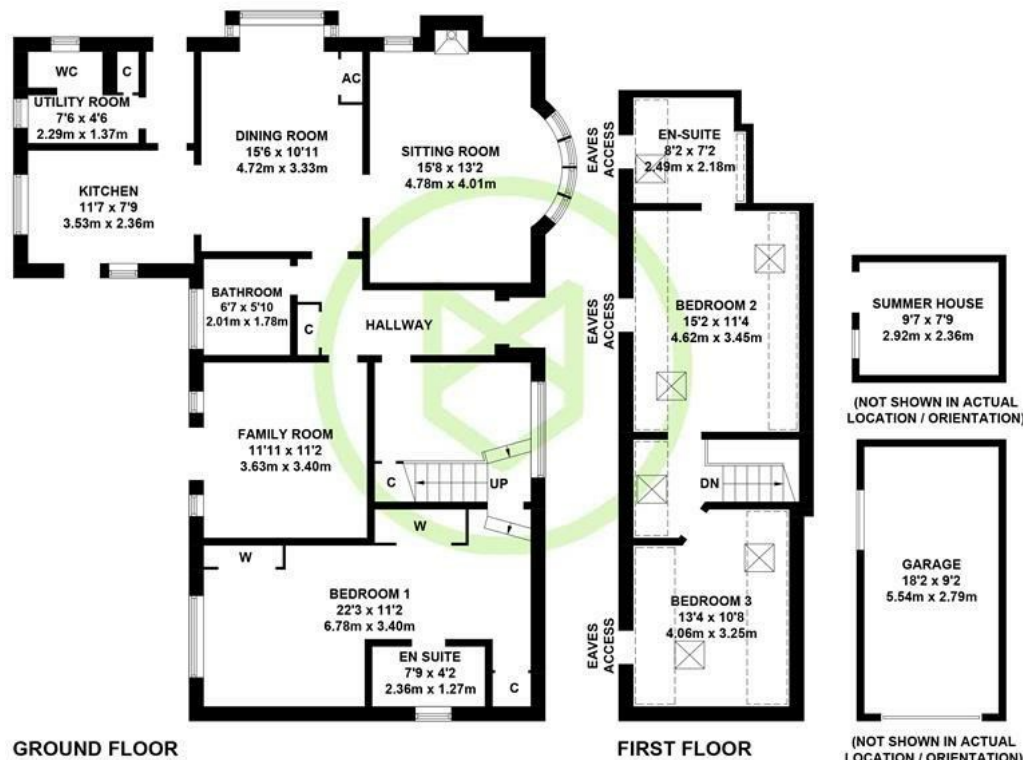
Corbiere Winsor Road
Winsor, Southampton, Hampshire, SO40 2HJ

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Summary

This charming and Eco -friendly chalet style forest home is enviably positioned in the heart of the desirable New Forest village of Winsor enjoying a wealth of amenities nearby including the well regarded 'Compass Inn' and easy access to commuter links. The accommodation has been extended by the current owner and offers a versatile arrangement of rooms with up to four bedrooms available. The impressive principal bedroom on the ground floor boasts an ensuite shower room as does bedroom two on the second floor. The cottage style kitchen is supplemented by a utility room with separate sitting and dining room. The family room overlooking the private back garden offers an optional fourth bedroom. Extensive parking is available on the gated driveway flanked by well stocked beds with an abundance of mature shrubs and edged lawns. outbuildings include two garden sheds, garage and summer house with a decked seating area to relax or entertain. Solar panels provide a healthy annual income and offset the day to day running costs of the property which includes two Tesla batteries as well as numerous water butts to conserve water.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1181 SQ FT / 109.7 SQ M
FIRST FLOOR = 430 SQ FT / 40.0 SQ M
GARAGE = 167 SQ FT / 15.5 SQ M
SUMMER HOUSE = 73 SQ FT / 6.8 SQ M
TOTAL = 1851 SQ FT / 172.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID994213)

Features

- A charming detached forest home
- Extended and versatile accommodation arranged over two floors
- Four generous bedrooms with two en-suite shower rooms
- Desirable New Forest village of Winsor
- Generous plot extending to over a quarter of an acre
- Separate sitting & dining room with kitchen & utility
- Optional fourth bedroom/family room
- Extensive off road parking on the gated driveway
- Beautifully maintained gardens with numerous outbuildings
- Solar panels producing a healthy annual income and batteries

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

The part glazed composite front door opens into the welcoming entrance hall fitted with quality oak flooring, complimenting the tasteful neutral decor. A useful cloak cupboard is situated at the end of the hall. To the right is a generous dining area flowing into the kitchen fitted with a range of shaker style wall and base units with oak block effect work surfaces. Integrated appliances include an eye level double oven, induction hob, microwave and plumbing for a dishwasher. The utility room offers plumbing for additional white goods and houses the oil fired boiler and Inverter for the solar panels. A store cupboard houses the water softener with cloakroom adjacent and access out to the garden from the lobby. The dual aspect sitting room enjoys views over the front garden and features a brick fireplace and log burning stove. A light and airy family room/optional bedroom opens out to a decked seating area via glazed French doors. A study area hosts stairs to the first floor with storage under and also accesses the generous principal bedroom with ample fitted wardrobes and storage. The ensuite comprises a walk in shower, WC, wash hand basin and heated towel rail.

First Floor

The landing is well lit via a large Velux with access into the two double bedrooms with access into the eaves. The larger of the two rooms boasts an en-suite shower room with vanity unit, mounted wash basin, WC and heated towel rail.

Parking

Extensive parking is available on the gated tarmacadam just in side the gate with an additional parking area fronting the property.

Outside

The beautifully maintained and mature gardens extend to over a quarter of an acre with a vegetable garden, pond and log store at the front of the garden. A central area of lawn is flanked by an abundance of colourful shrubs and bushes creating an attractive frontage. A secure side gate extends to the side of the property with a variety of outbuildings including two timber sheds, the original garage with up and over door and summerhouse. A decked seating area abuts the rear of the property overlooking the well tended lawn, all set against a leafy and private backdrop. Numerous water butts positioned around the property conserve water.

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 with in 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 poisition

Buying on

Heating

Oil fired central heating

Solar panels generating an annual income

2 x Tesla 13.5kw batteries

Air con - hot / cold

Infants & Junior School

Copythorne Ce Infant School & Bartley Ce Junior School

Secondary School

Hounsdown 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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