



Gwynedd Southampton Road | £575,000
Cadnam, Hampshire, SO40 2NF





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Cadnam, Hampshire, SO40 2NF

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Summary

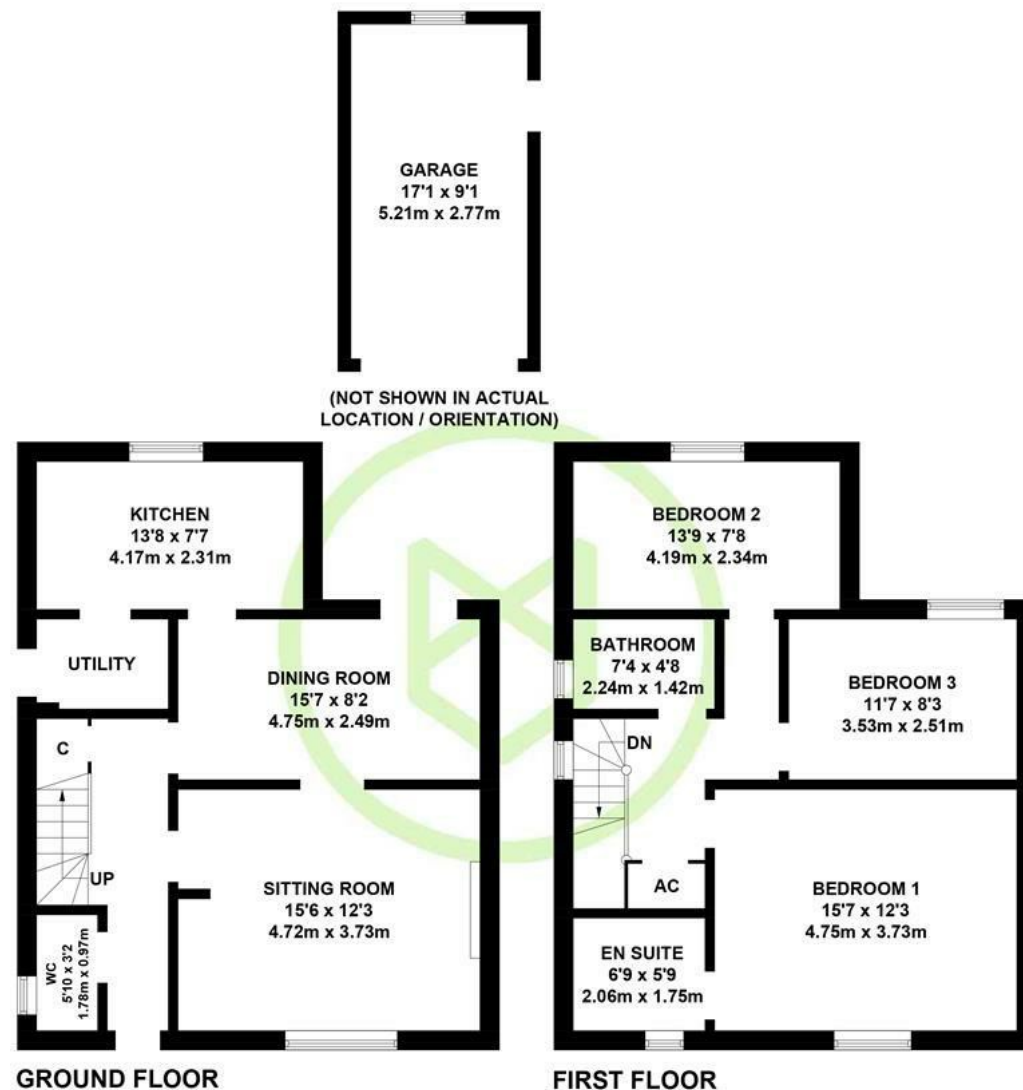
This charming detached family home is enviably positioned within the desirable New Forest village of Cadnam, with a wealth of amenities on the doorstep and easy access to commuter links and the open forest. The immaculate accommodation offers three generous double bedrooms complemented by an en-suite shower room to bedroom one, family bathroom and ground floor wc. The sitting room with open fireplace flows into the adjoining dining room, served by the stylish kitchen which features granite worksurfaces and a utility room. Ample off road parking is available on the gravel driveway extending to the single garage. The gardens are well tended and landscaped providing a private outdoor space to relax or entertain.

Features

- An attractive detached family home
- Desirable village location with excellent commuter links
- Three generous double bedrooms with en-suite to bedroom one
- Sitting room with open fireplace and separate dining room
- Stylish kitchen with granite work surfaces and utility room
- Ample off road parking on the gravel driveway
- Garage with loft providing storage space
- Private and landscaped gardens with farmland to the rear
- Two timber garden sheds and a greenhouse.
- All mains services

EPC Rating

Energy Efficiency Rating
Current C
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 584 SQ FT / 54.3 SQ M
FIRST FLOOR = 584 SQ FT / 54.3 SQ M
GARAGE = 154 SQ FT / 14.3 SQ M
TOTAL = 1322 SQ FT / 122.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1327786)

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Ground floor

The attractive covered entrance and part glazed front door open into the welcoming entrance hall fitted with quality Karndean oak effect flooring, which complements the neutral decor. To the left a modern cloakroom comprises a wc, vanity unit and mounted wash basin. A useful storage cupboard is situated under the stairs. The generous sitting room features a red brick open fire place as a focal point to the room and flows through into the adjoining dining room with ample space for a family dining table and chairs. Glazed French doors open to a patio seating area and private rear garden. The stylish kitchen offers a range of shaker style wall and base units with contrasting granite worksurfaces and tiled splash backs. A single oven, induction hob and extractor hood over are all integrated with space and plumbing for a washing machine and dish washer. The utility room adjacent offers additional space for white goods and access out to the side drive.

First floor

The spacious galleried landing houses the shelved linen cupboard and provides access to the part boarded loft space via a hatch and pull down ladder. All three bedrooms are generous double rooms with bedroom one enjoying an ensuite shower room which comprises a shower cubicle, vanity unit with a mounted wash basin, wc and heated towel rail. The family bathroom features a panelled bath with mixer shower over, dual flush wc, wash basin and heated towel rail.

Parking

Ample off road parking is available on the gravel driveway, with gated access to the side of the property extending to the single garage.

Outside

A secure side gate opens into the landscaped and child friendly rear garden with a central sculpted lawn flanked by raised beds and well stocked borders, brimming with an abundance of colourful plants and shrubs. The boundaries are formed by neatly trimmed hedgerows and panelled fencing with a patio seating area which abuts the rear of the property. The garage is fitted with power, light and a pull down ladder to access the boarded loft space providing additional storage space. Other outbuildings include two timber sheds and a greenhouse.

Location

The desirable New Forest village of Cadnam is ideally situated for easy access to the stunning National Park as well as the M27 motorway, ideal for those buyers wanting to commute with direct rail links to London Waterloo from Ashurst, Totton and Southampton Airport Parkway. Cadnam offers a range of quality eateries and public houses with a comprehensive range of amenities in the market town of Romsey was well as Lyndhurst and Totton equidistant.

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

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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