



£635,000

HenshawFox



370 Woodlands Road

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1067 SQ FT / 99.1 SQ M
 GARAGE = 198 SQ FT / 18.4 SQ M
 TOTAL = 1265 SQ FT / 117.5 SQ M
 (EXCLUDING LOFT ROOM)

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1041262)

Summary

Enviably positioned this charming single storey residence enjoys a rural setting with paddocks to the front and rear aspect set within the New Forest National Park on a generous quarter of an acre plot. The immaculate accommodation offers three double bedrooms with a stylish en-suite shower room to bedroom one. An open plan kitchen and dining room over look the rear garden via bi fold doors with the modern kitchen boasting a range of integrated appliances The sitting room overlooks the front garden and features a large bay window. A drop down ladder from the spacious entrance hall accesses the impressive loft room which extends to 39' which is fully carpeted and insulated creating a very useful and versatile space. Ample parking is available on the sculpted driveway for several vehicles extending to the detached brick built garage. The well tended gardens are predominantly laid to lawn with a raised patio seating area which abuts the property.

Features

- An extended and immaculately presented detached bungalow
- Generous mature gardens extending to 0.25 of an acre
- Three double bedrooms with an en-suite shower room to bedroom one
- Open plan kitchen and dining area
- Stylish kitchen with range of integrated appliances
- Separate sitting room
- Spacious and versatile loft room measuring 39'
- Extensive off road parking, car charging point and detached garage
- Desirable location within the New Forest National Park
- All mains services

EPC Rating:
 Energy Efficiency Rating

Current 71
Potential 84

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Accommodation

Accommodation

The covered entrance and solid oak front door opens into the impressive entrance hall which serves all primary rooms and hosts a storage cupboard and separate cloaks cupboard. The open plan kitchen and dining room span the rear of the property with ample space for a dining table and chairs overlooking the landscaped garden via bi-fold doors. The stylish shaker style kitchen offers a range of wall and base units, complemented by oak effect worksurfaces and an inset ceramic sink and drainer. The Rangestyle cooker with extractor hood over are included, with a range of Integrated appliances which include a dishwasher, washing machine, fridge and freezer. The sitting room overlooks the front aspect via a large bay window. The three bedrooms are all generous double rooms with bedroom one enjoying a luxury en-suite shower room comprising a walk in dual head shower, wc, vanity unit with mounted wash basin and heated towel rail. Bedroom two boasts a built in cupboard with a freestanding wardrobe available in bedroom three. The family bathroom comprises a panelled bath with shower over, wc, vanity unit with mounted wash basin and heated towel rail.

Loft Room

From the entrance hall a hatch and fold down ladder provides access to the impressive loft room which measures 39' in length. This versatile space is fully insulated and carpeted with views to the rear and various access points to eaves storage.

Parking

A shaped and neatly edged stone chip driveway provides ample off road parking for numerous vehicles with an electric car charging point. The driveway extends to the side of the property via double gates to the detached garage which is fitted with power and light.

Outside

Both the front and rear gardens provide a low maintenance outdoor space predominantly laid to lawn and flanked by neatly trimmed hedgerows extending to the rear boundary overlooking paddocks. A large raised patio area abuts the rear of the property, perfectly positioned to capture the afternoon sun.

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 horse riding and 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 just over a mile 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.

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

Sellers Position

Vendor suited

Heating

Gas fired central heating

Infants & Junior School

Netley Marsh C of E, Foxhills & Bartley

Secondary School

Hounsdown Secondary School

Council Tax

Band D - New Forest District Council

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