



The Jays | £850,000  
Winsor Road, Winsor, Hampshire, SO40 2HE





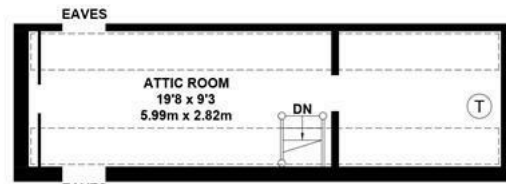


**The Jays**  
Winsor Road, Winsor, Hampshire, SO40 2HE

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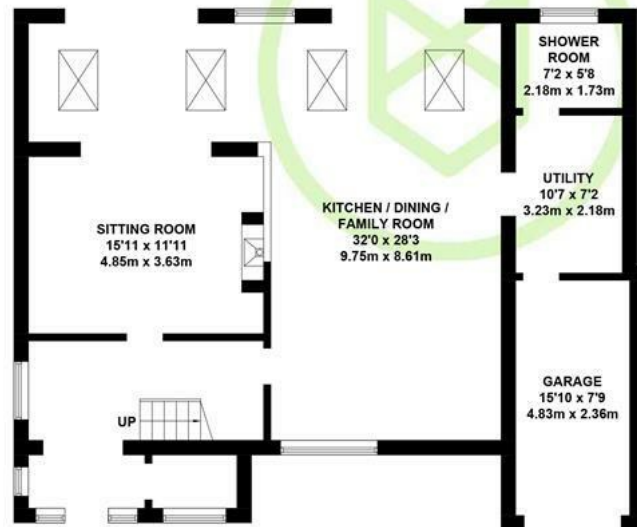




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1243 SQ FT / 115.5 SQ M  
 FIRST FLOOR = 718 SQ FT / 66.7 SQ M  
 SECOND FLOOR = 294 SQ FT / 27.3 SQ M  
 SHED / GYM / OFFICE = 245 SQ FT / 22.8 SQ M  
 TOTAL = 2500 SQ FT / 232.3 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1185345)

## Summary

Enviably positioned within the desirable New Forest village of Winsor is this impressive detached residence, having been tastefully extended and upgraded by the current owners, creating a stylish and versatile living space. The spacious accommodation offers three generous bedrooms with a bespoke walk in dressing room to bedroom one, served by a luxury family bathroom and separate shower room on the ground floor. The open plan kitchen, dining and seating area provides a wonderfully social space, complemented by a utility room and separate sitting room. Ample off road parking is available on the gated driveway fronting the integral garage. The mature and private rear gardens enjoy a sunny aspect with outbuildings which include a home gym and garden store, with solar panels generating a regular income.

## Features

- An extended and impressive detached family residence
- Desirable New Forest village location over looking farmland
- Three generous bedrooms with bespoke dressing room to bedroom one
- Stylish open plan 'live in' kitchen, dining and seating area
- Separate sitting room with log burning stove
- Luxury family bathroom and ground floor shower room
- Loft room with remote hatch and fold down ladder
- Private and mature rear garden enjoying a sunny aspect
- Ample parking, garage, home gym and garden store
- Solar panels generating an annual income

## EPC Rating

Energy Efficiency Rating  
 Current B  
 Potential A

# The Jays,

## Winsor Road, Winsor, Hampshire, SO40 2HE

### Ground Floor

The solid oak front door opens into the welcoming reception hall fitted with quality oak flooring which complements the crisp neutral decor and internal oak doors. To the right is a large boot room with additional storage space under the stairs. The impressive open plan kitchen, dining and seating area creates a wonderfully social space flooded with natural light from the front and rear aspect with bi-fold doors opening to the private rear garden. The stylish kitchen offers an extensive range of wall and base units with quartz worksurfaces, central island and breakfast bar. Integrated appliances include an eye level oven, combi oven, induction hob with downdraft extractor, wine cooler and dishwasher. Space is available for an American fridge freezer. The dining area also boasts bi-fold doors to the large patio with the charming sitting room adjacent featuring a log burning stove and bespoke shelving. The utility room offers additional space and plumbing for white goods, storage, Victorian style drying racks and under floor heating extending into the luxury shower room which comprises a dual head walk in shower, floating vanity unit and wash basin, wc and heated towel rail. An inner door accesses the insulated and heated garage, housing the oil fired boiler.

### First Floor

The landing hosts a shelved linen cupboard with access to the loft room via a hatch and remote fold down ladder. Bedroom one boasts a fitted dresser with mirror over and a large bespoke walk in wardrobe. Bedroom two is also a generous double room with floor to ceiling fitted wardrobes. Bedroom three enjoys views to the open farmland opposite and is currently utilised as a home office. The stylish family bathroom enjoys underfloor heating and quality sanitary ware with a walk in shower, freestanding bath, vanity unit with mounted wash basin, storage, wc and heated towel rail.

### Second Floor

The loft room makes great use of the space, accessed via a remote fold down ladder and fitted with hot and cold air conditioning. The fully carpeted and insulated room is fitted with power and light with access to a separate storage room adjacent.

### Outside

A secure side gate accesses the mature and private rear garden enjoying a sunny aspect with the spacious patio area ideal for entertaining or al fresco dining, overlooking the central lawn with external power points and lighting. Space is available for a hot tub with raised planters. The impressive home gym has loft space over and a garden store to the rear.

### Parking

The gated driveway provides ample off road parking with double doors to the integral garage which is insulated and heated. An electric car charging point is also fitted as well as power points and lighting.

### 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 within three miles with Lyndhurst, Totton and Ashurst nearby providing 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 Position

Buying on

### Heating

Oil fired central heating

Solar panels generating an annual income

### Infants & Junior School

Copythorne Infant School & Bartley Junior School

### Secondary School

Hounsdown Secondary School

### Council Tax

Band E - New Forest District Council

### 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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