



217 Woodlands Road | £575,000
Woodlands, Hampshire, SO40 7GJ





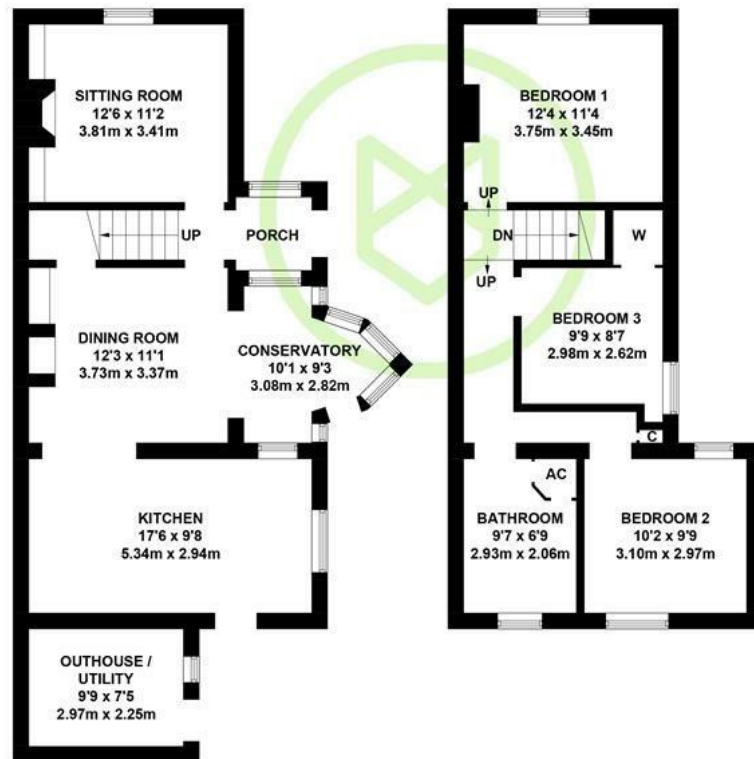
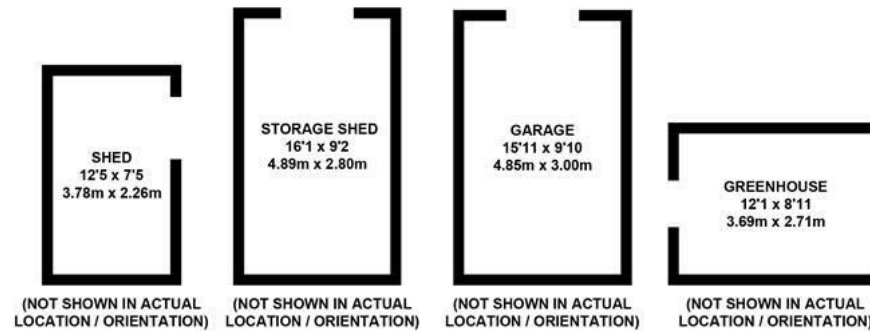
217 Woodlands Road
Woodlands, Hampshire, SO40 7GJ

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



Summary

This charming semi-detached cottage is believed to date back to 1908 and has been in the same family for over 50 years. The property is conveniently positioned on a corner plot on the desirable Woodlands Road accessed from a private driveway and offers three bedrooms and a family bathroom on the first floor. The ground floor enjoys a versatile arrangement of rooms with a cosy sitting room and open plan kitchen, dining and breakfast room, complemented by a separate garden room. An out door utility room provides additional storage space with wash basin and wc. The mature and private gardens create a pleasant and colourful screen with a variety of outbuildings including two garages and a workshop.



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 619 SQ FT / 57.5 SQ M
FIRST FLOOR = 511 SQ FT / 47.5 SQ M
OUTBUILDINGS = 577 SQ FT / 53.6 SQ M
(INCLUDING GARAGE)
TOTAL = 1707 SQ FT / 158.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1311721)

Features

- A charming semi detached cottage dating back to 1908
- Desirable village location within the New Forest National Park
- Three bedrooms and family bathroom
- Versatile ground floor layout
- Sitting room, open plan dining room and kitchen breakfast room with separate utility
- Garden room
- Mature and private gardens
- Variety of outbuildings including two garages and a workshop
- All mains services

EPC Rating

Energy Efficiency Rating
Current D
Potential C

217, Woodlands Road, Woodlands, Hampshire, SO40 7GJ

Ground Floor

The part glazed UPVC front door opens into the entrance vestibule, with space for coats and shoes. To the right the cosy sitting room overlooks the front aspect with an ornate fireplace as a focal to the room flanked by fitted cupboards and shelving. A spacious dining area or family room also offers a range of built in storage and an under stairs cupboard with access into the light and airy garden room. From the dining area the open kitchen and breakfast room offers ample space for a table and chairs. The triple aspect kitchen offers a range of wall and base units with contrasting work surfaces and peninsula. A double oven is included as well as a water softener, with space and plumbing for a washing machine, dishwasher and fridge. A stable door opens to the private garden with a large utility room to the right which houses the gas fired boiler, wash basin and wc.

First Floor

The first floor landing is fitted with shelving and hanging space and serves all three bedrooms and the family bathroom. Bedroom one overlooks the front aspect and has a range of built in storage with bedrooms two and three enjoying a dual aspect. The family bathroom comprises a panelled bath with shower over, wash basin, wc and airing cupboard with immersion tank.

Parking

The property is accessed via an unadopted gravel drive with parking in front of the garage.

Outside

A pedestrian gate accesses the property with a winding block paved pathway to the front door, bordered by well tended lawns and an abundance of mature plants shrubs and small trees with a trimmed hedgerow creating a pleasant screen from the road. The rear garden offers a variety of vegetable gardens and growing area with raised beds and two greenhouses. Other outbuildings include two garages and a workshop.

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 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. The village of Ashurst boasts various well regarded eateries and public houses with the picturesque village of Lyndhurst just three miles 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.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Netley Marsh CE Infant School & Bartley CE Junior School

Secondary School

Hounsdown Academy

Council Tax

Band D - 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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

