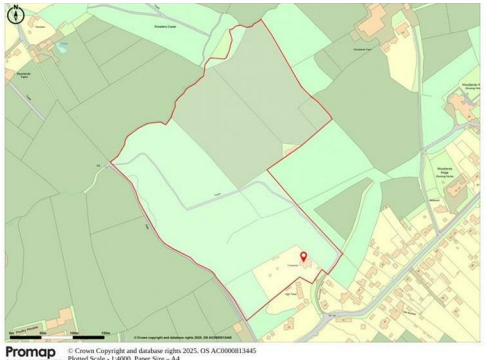
Forelands | £1,495,000

Woodlands Drive, Woodlands, Hampshire, SO40 7HW

Henshaw Fox



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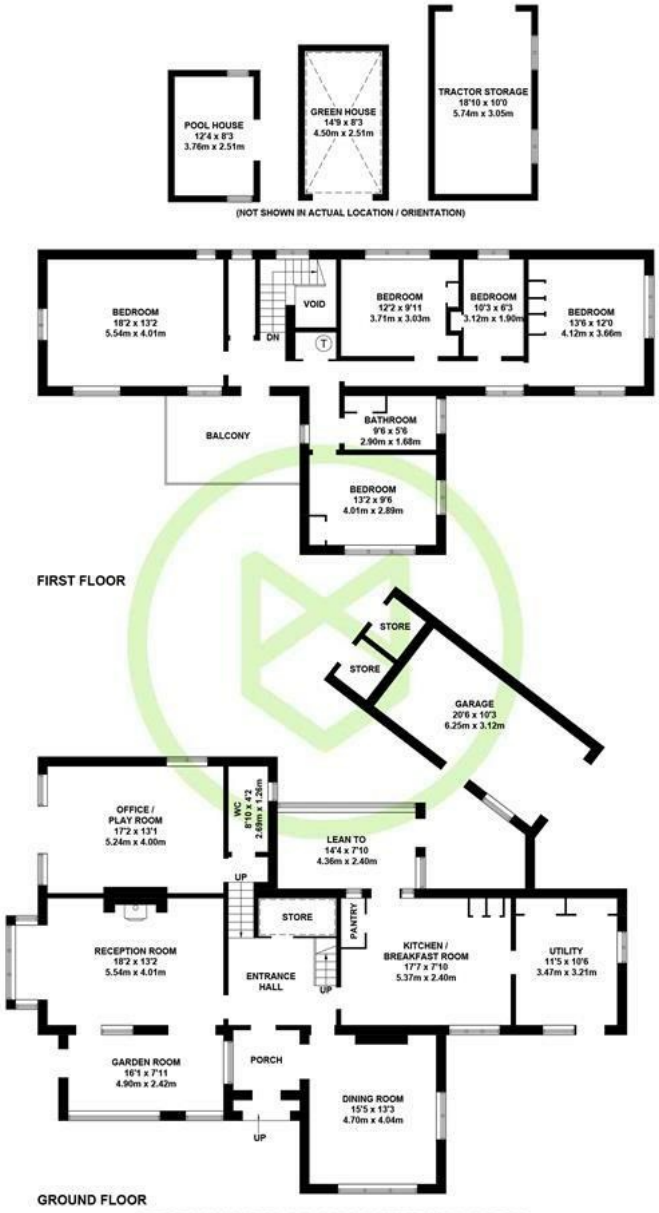

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1661 SQ FT / 154.3 SQ M
FIRST FLOOR = 991 SQ FT / 92.1 SQ M
GARAGE / STORES / OUTBUILDINGS = 696 SQ FT / 64.7 SQ M
TOTAL = 3348 SQ FT / 311.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1238289)

Summary

Discreetly positioned at the end of a private drive, this distinguished New Forest residence is set within approximately 22 acres of enchanting grounds, nestled in the sought-after village of Woodlands. Offering over 2,500 sq ft of versatile accommodation, the property presents an exceptional opportunity for modernisation and potential extension (subject to the necessary planning permissions). The layout includes five well-proportioned bedrooms, complemented by an impressive array of five ground-floor reception rooms, ideal for family living. The grounds are impressive, offering around two acres of formal gardens featuring a swimming pool and a wealth of mature planting. Beyond this, a magnificent 10-acre private woodland invites exploration, while a further 10 acres of paddock, complete with a field shelter offering endless potential for equestrian or agricultural use. Practicality is well catered for, with ample parking, a timber carport, garage, and a selection of useful outbuildings.

Features

- An impressive country house with approximately 22 acres
- Offering scope to modernise or extend STP
- Over 2500 square feet of accommodation
- Five bedrooms & five reception rooms
- Desirable New Forest village location
- 2 acres of formal gardens with swimming pool and various outbuildings
- 11 acres of mature woodland
- Approx 9 acre paddock with field shelter
- No onward chain
- The boundary map is an approximate guide only

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
A large entrance porch with secure inner door opens in to the welcoming entrance hall with stairs to the first floor and storage under. The light and airy sitting room features an attractive red brick fireplace with inset log burning stove and a box bay window overlooking the grounds. The glazed garden room adjacent provides access to the garden and raised patio seating area. The large study enjoys a dual aspect with sliding patio doors to a terrace. A ground floor bathroom comprises a corner jacuzzi bath with shower over, wash basin and wc. A separate dining room complements the kitchen breakfast room, fitted with a range of wall and base units with a gas fired Aga and larder cupboard. Ample space is available for family dining with doors out to a timber frame store and a large utility.

First Floor
The landing hosts a shelved airing cupboard and immersion tank with a glazed door out to the roof terrace. Bedroom one enjoys a triple aspect with three further double bedrooms and a single room, all served by the family bathroom and a separate wc.

Parking
Accessed via a private drive a spacious parking area extends to a timber frame car port and single detached garage.

Outside
This impressive outdoor space boasts approximately 2 acres of formal gardens predominantly laid to lawn with a swimming pool and variety of outbuildings which include a summer house, pump room, tractor store, greenhouse and various garden stores. The gardens are set against a beautiful 11 acres of mature woodland, rich with a variety of plants and wild life. The 9 acre paddock is fenced with a field shelter and access off of Woodlands Drive, ideal for equestrian enthusiasts.

Location
The desirable village of Woodlands is located with in 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 boats 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
No onward chain

Heating
Gas fired central heating

Infants & Junior School
Netley Marsh Ce Infant School & Bartley Ce Junior School

Secondary School
Hounsdown Academy

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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