



Sunningdale, Winsor Road, Winsor, SO40 2HR
Guide Price £500,000

brantons



Property

Brantons Independent Estate Agents are delighted to present to for sale 'Sunningdale' a charming, detached home situated in the semi-rural area of Winsor and available to the market for the first time in 60 years. The ground floor layout is comprised of a spacious lounge with bay window, open-plan family/dining room and a generously proportioned kitchen-diner with French doors. From the hallway there is also a utility room and shower room with separate W.C. The first floor features three bedrooms, two of which are generous double rooms and from the landing there is a family bathroom. The front of the property is nicely set back from the road itself and provides ample driveway parking that leads to a larger than average garage with electric 'up and over' door and integral access. At the rear is a sizable garden measuring approximately 75x50ft. The garden is mainly laid to lawn with a leafy outlook and offers a good degree of privacy and seclusion. In our opinion the property would allow any potential purchaser the ability to move in and improve and modernise over time. Due to the generous plot the property offers the ability to further extend and develop additional accommodation, subject to the relevant planning consents. Properties of this nature are rarely available on the open market and we believe this is an exciting opportunity to acquire a characterful and spacious family home. Whilst the interior could do with modernisation, we believe it is in very habitable condition and can be moved into straight away. No forward chain is offered and for further information or to arrange a viewing please contact the office on 02380 875020.

Features

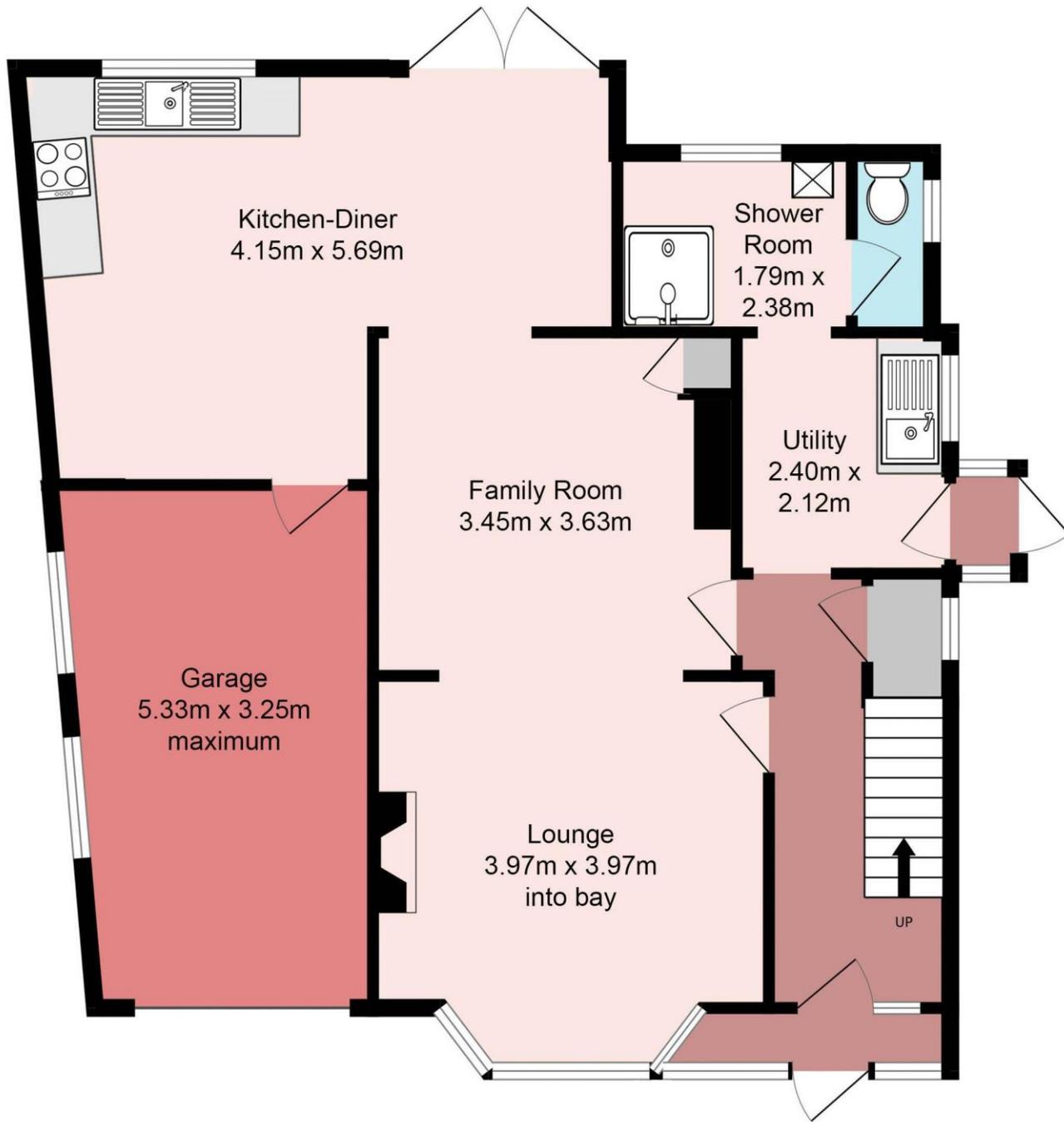
- *No Forward Chain / Marketed For The First Time in Circa 60 Years*
- Characterful Detached Home With Generous Plot
- Three Bedrooms
- Two Reception Rooms
- Spacious Kitchen-Diner
- Utility & Shower Room With Separate W.C
- Family Bathroom
- Ample Driveway Parking & Garage
- Established Rear Garden Measuring Approx 75x50ft
- Ideal For Families as Within Catchment for Highly Rated Schools



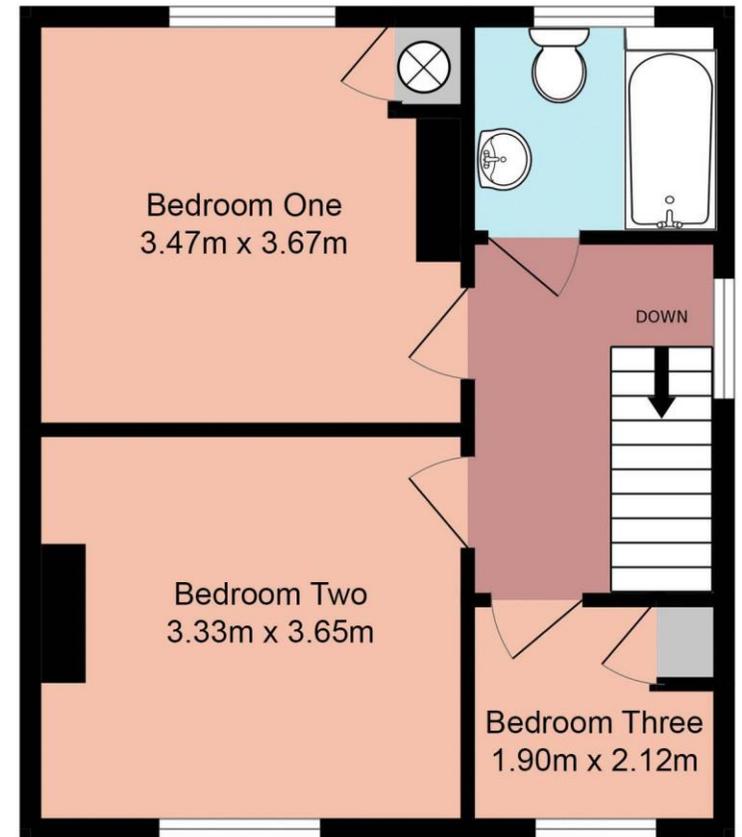
Area

Winsor is a village in the civil parish of Copythorne, a small village situated just within the North Eastern boundary of the New Forest National Park. The village of Copythorne lays along the route of the A31 Romsey Road and borders the nearby villages of Newbridge and Cadnam. Property is diverse with the majority being older homes including forest cottages and farm buildings. The village amenities include a church, infant school, convenience store, pharmacy and several well frequented public houses. More shops and restaurants and be found less than 5 miles away in the larger town of Lyndhurst. The larger commercial centres of Southampton, Bournemouth and London are all easily accessible via M27 which is less than 1.5 miles away.





Ground Floor
83.5 sq.m. approx.



1st Floor
38.3 sq.m. approx.

Accommodation

Hall 14' 4" x 5' 11" (4.36m x 1.81m)

Lounge 13' 0" x 13' 0" (3.97m x 3.97m) Into Bay

Family Room 11' 4" x 11' 11" (3.45m x 3.63m)

Kitchen-Diner 13' 7" x 18' 8" (4.15m x 5.69m)

Utility 7' 10" x 6' 11" (2.40m x 2.12m)

Shower Room 5' 10" x 7' 10" (1.79m x 2.38m)

Downstairs W.C 5' 10" x 2' 8" (1.79m x 0.81m)

Bedroom One 11' 5" x 12' 0" (3.47m x 3.67m)

Bedroom Two 10' 11" x 12' 0" (3.33m x 3.65m)

Bedroom Three 6' 3" x 6' 11" (1.90m x 2.12m)

Bathroom 6' 1" x 6' 10" (1.86m x 2.09m)

Garage 17' 6" x 10' 8" (5.33m x 3.25m) Max.





Directions

1) From our office travel North West on Salisbury Road/A36 for approximately 1 mile. 2) At the roundabout take the first exit on to Calmore Drive and turn right to continue on Calmore Drive. 3) Continue on past the cross roads, up the hill and over the bridge. 4) Continue on Winsor Road for approximately 2.4 miles and the property will be found on the left hand side.

Distances

Motorway: 4.6 miles
 Southampton Airport: 12.1 miles
 Southampton City Centre: 9.5 miles
 New Forest Park Boundary: Within miles
 Train Stations
 Ashurst: 3.3 miles
 Totton: 3.6 miles

Information

Local Authority: New Forest District Council
 Council Tax Band: E
 Tenure Type: Freehold
 School Catchments
 Infant: Copythorne
 Junior: Hounslow
 Senior: Bartley

Energy Performance

Energy performance certificate (EPC)

Sunningdale Winsor Road Winsor SOUTHAMPTON SO40 2HR	Energy rating D	Valid until: 17 December 2035
		Certificate number: 5790-5584-0822-0598-3253

Property type	Detached house
Total floor area	109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	74 C
39-54	E		
21-38	F		
1-20	G		

