Staveley House Barrow Hill Road | £760,000

Copythorne, Southampton, Hampshire, SO40 2PH

Henshaw Fox

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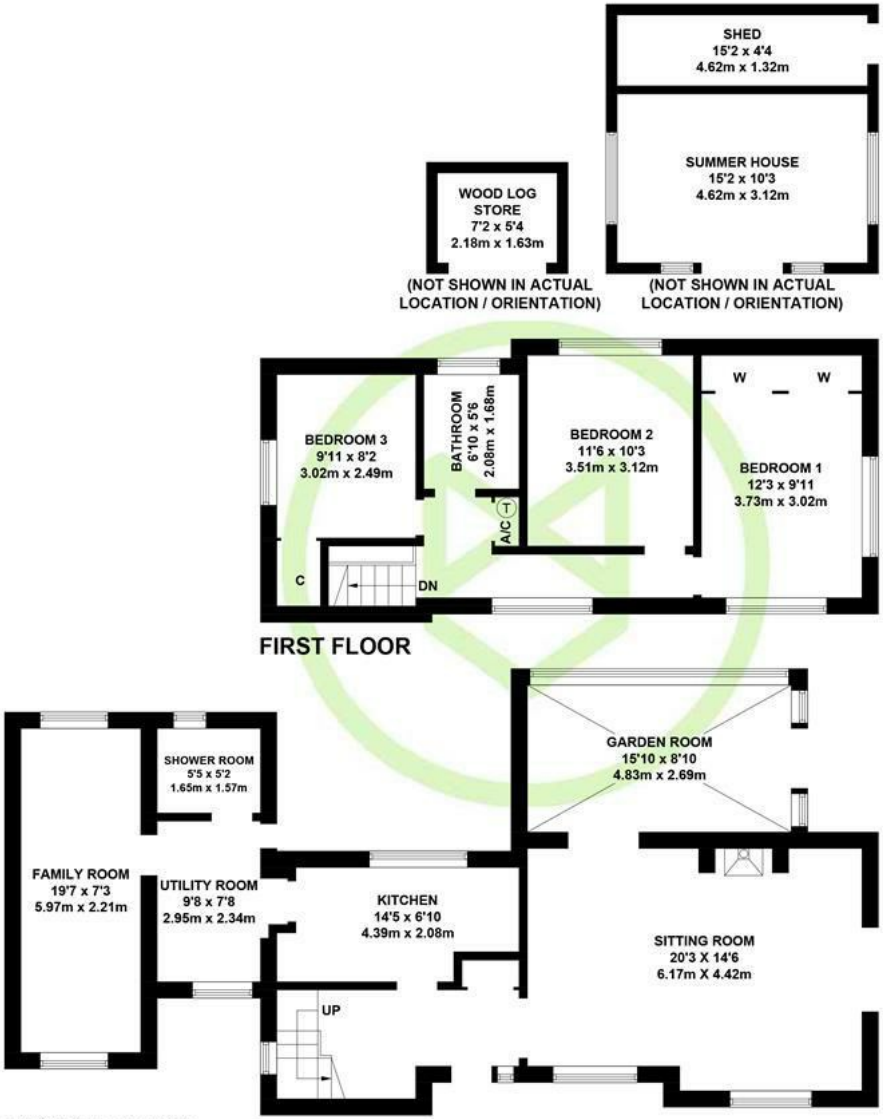

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 892 SQ FT / 82.9 SQ M
FIRST FLOOR = 501 SQ FT / 46.6 SQ M
OUTBUILDINGS = 265 SQ FT / 24.6 SQ M
TOTAL = 1658 SQ FT / 154.1 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1318573)

Summary

Nestled in the heart of the charming village of Copythorne, enjoying a leafy and rural setting is this delightful detached home surrounded by wonderfully private and mature gardens. The versatile accommodation is beautifully presented throughout and offers three generous bedrooms on the first floor with an optional fourth bedroom on the ground floor. A dual aspect sitting room with log burning stove is complemented by the adjoining garden room. The cottage style kitchen flows into the utility room and onto the family room/optional fourth bedroom with a cloakroom and shower room adjacent. Parking is available at the front of the property as well as the gated driveway. Various seating areas punctuate the grounds with a large garden cabin offering a variety of uses.

Features

- A charming forest home discreetly positioned in a leafy rural setting
- Wonderfully private and mature gardens
- Three generous bedrooms with an optional fourth bedroom on the ground floor
- Beautifully presented throughout
- Dual aspect sitting room with log burning stove and views over the gardens
- Separate garden room utilised as a dining room
- Cottage style kitchen with separate utility room
- Family room / optional fourth bedroom with shower room and wc adjacent
- Desirable New Forest village location with excellent commuter links
- Various outdoor areas to entertain and garden cabin.

EPC Rating

Energy Efficiency Rating
Current E
Potential D

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Ground floor
The welcoming entrance hall is fitted with quality parquet flooring which complements the neutral decor with a useful cloaks cupboard providing storage space for coats and shoes. French doors open into the spacious dual aspect sitting room overlooking the private gardens. A log burning stove is set within a limestone mantle with a granite hearth providing a focal point to the room. Glazed doors access the garden and also the adjoining garden room, currently utilised as a dining room with access out to a patio seating area. The cottage style kitchen offers a range of shaker style wall and base units with wood block effect work surfaces over. Integrated appliances include a fridge, freezer and a freestanding double oven with plumbing and space for a dishwasher. The utility room adjacent offers space and plumbing for additional white goods, storage and access to the garden . A modern and fully tiled shower room comprises a shower cubicle, wash basin and wc. An inner door leads to a family room or optional fourth bedroom with a vaulted ceiling.

First Floor
The landing hosts the shelved airing cupboard and immersion tank and serves the three generous bedrooms all tastefully decorated and dressed. Bedroom one enjoys a dual aspect and full height built in wardrobes with bedroom three also benefiting from built in storage. The family bathroom comprises an immaculate white suite with a paneled bath, vanity unit with mounted wash basin, wc and heated towel rail. A loft hatch allows access to the part boarded loft space.

Parking
A gravel parking area is situated at the front of the property with a five bar gate opening on the private driveway providing off road parking for several vehicles.

Outside
Positioned on a generous corner plot the wonderfully private and mature gardens are screened by neatly trimmed hedgerows offering various areas to relax or entertain. To the right a well tended area of lawn extends to the side of the property to a raised patio area. At the rear of the property is a courtyard and access through to a second private area of lawn, circular patio and spacious garden cabin fitted with power and light. To the rear is a shed and storage area.

Location
Nestled on the edge of the stunning New Forest National Park, Copythorne is a charming and highly sought-after village offering an exceptional blend of rural tranquillity and convenient connectivity. Renowned for its picturesque surroundings, the area is characterised by open heathland, ancient woodland, and a network of scenic walking and cycling routes right on the doorstep. Copythorne benefits from a strong sense of community and a selection of well-regarded local amenities, including traditional pubs, village hall, and nearby farm shops and reputable schooling. For more comprehensive facilities, the vibrant centres of Totton and Lyndhurst are within easy reach, providing a range of shopping, dining, and leisure options. The location is particularly appealing to commuters, with excellent transport links to Southampton, Salisbury, and the M27 motorway network, while mainline rail services from nearby stations offer direct routes to London Waterloo. Combining the charm of village living with access to some of the South's most beautiful natural landscapes, Copythorne presents an ideal setting for those seeking a relaxed lifestyle without compromising on accessibility.

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
Electric heating

Infants & Junior School
Copythorne Ce Infant School & Bartley Ce Junior School

Secondary School
Hounsdown Academy

Council Tax
Band E - 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.

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