



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

Pinecroft, 110 Woodlands Road, WoodlandsSO40 7AL

£899,000

- Imposing detached five bedroom house
- Arguably one of the most sought-after roads in the Forest
- Three generously sized reception rooms
- Gated driveway with garaging and numerous outbuildings
- Ashurst mainline railway station - 1.16km
- All mains services available
- Kitchen with separate utility room
- Beautifully maintained gardens and grounds
- Ground floor shower room
- Direct access to the forest and its incredible walks and wildlife





5



2



3

Unexpectedly re-available. A stunning five bedroom character detached home, situated In Woodlands on arguably one of the most sought-after roads in the heart of the New Forest National Park.



A stunning five bedroom character detached home, situated In Woodlands on arguably one of the most sought-after roads in the heart of the New Forest National Park.

A hardwood front door grants entry to the convenient entrance porch, providing an ideal spot for storing coats and shoes. From there, an archway leads into the entrance hallway, which benefits from additional understairs storage space.

To the left of the hallway is the sitting room which is dual aspect and has a red brick fireplace and log burner as the focal point of the room. Back across the hallway is a further versatile reception room which would make an ideal large study or another bedroom.

The kitchen is spacious, featuring a range of oak-fronted cupboards complemented by a granite-effect work surface. Space is provided for white goods with space for a tumble dryer, fridge, freezer, plumbing for a dishwasher, and with a double oven and Aga to remain.

The family/dining room is a great size room which was an added addition to the property in 2016 and has wonderful views of the rear garden. It features two ceiling sky lights and French doors opening onto the garden terrace, along with an additional picture window. This versatile room connects the kitchen and living room seamlessly.

The utility room has further useful cupboard and worktop space with plumbing for a washing machine. Doors give access to both the shower room and the back garden.

The shower room is fitted with a modern suite comprising of a wash hand basin, low-level WC, and double-width shower unit.







The landing is a light space with a window overlooking the open forest at the front. Doors lead into all of the first-floor bedrooms, family bathroom and separate toilet. A further staircase leads up to the second floor.

The first floor has three double bedrooms and a single room. Bedrooms two and three both benefit from built-in wardrobes. The family bathroom comprises a panel-enclosed bath and wash hand basin with a separate WC.

The second floor features a small landing area with a storage cupboard. From here, doors lead to a conveniently located cloakroom and bedroom five.

Positioned at the rear of the house, bedroom five boasts a large window offering views over the rear garden and the fields beyond.

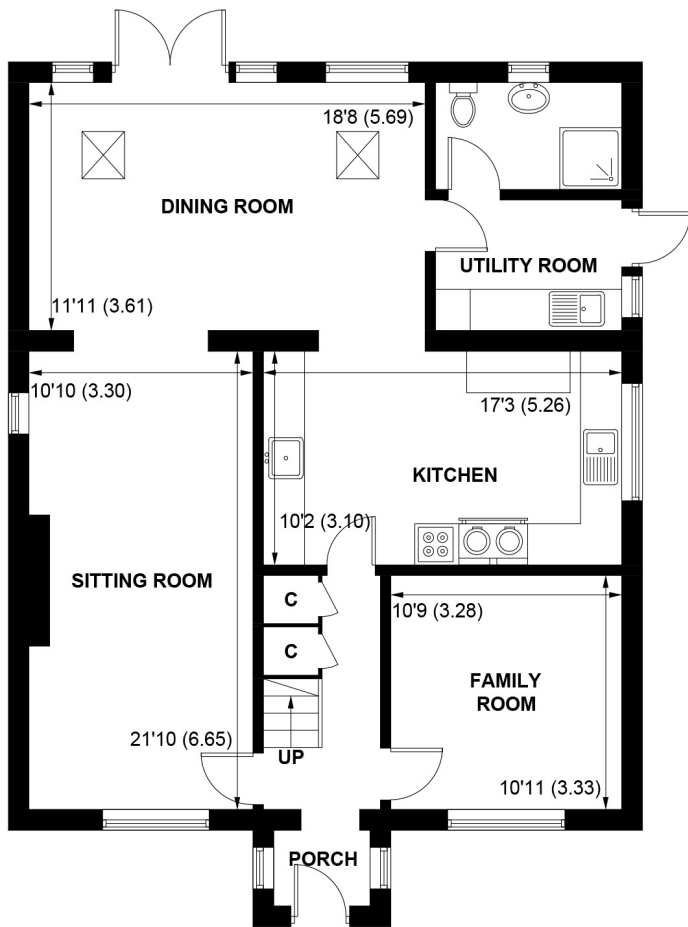
Nestled back from the road, this property boasts a spacious front garden. Accessible via a country style five-bar wooden gate, the gravel driveway provides ample parking for multiple vehicles, granting easy access to the garage and the side of the house.

At the front, a well-maintained lawn with a variety of trees and shrubs is bordered by wooden fencing and a mature hedgerow, providing a sense of privacy and seclusion.

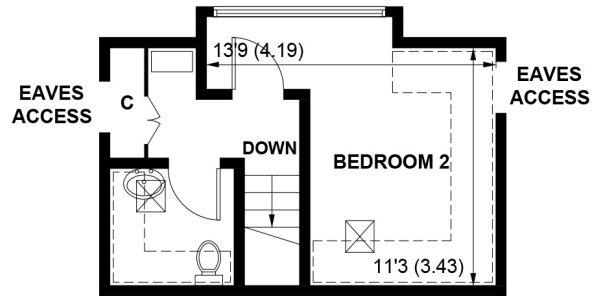
The spacious rear garden presents a perfect setting for outdoor gatherings, featuring a terrace accessible from the dining room and leading to a sprawling, level lawn bordered by well-established plant beds and decorative trees and shrubs. Additionally, there are several practical outbuildings, including a summer house situated at the back of the garden. Currently serving as a games room, it offers versatility and could easily be converted into a home office. Adjacent to the summer house is another terrace. Completing the array of outbuildings are storage sheds, a children's playhouse, and a greenhouse.



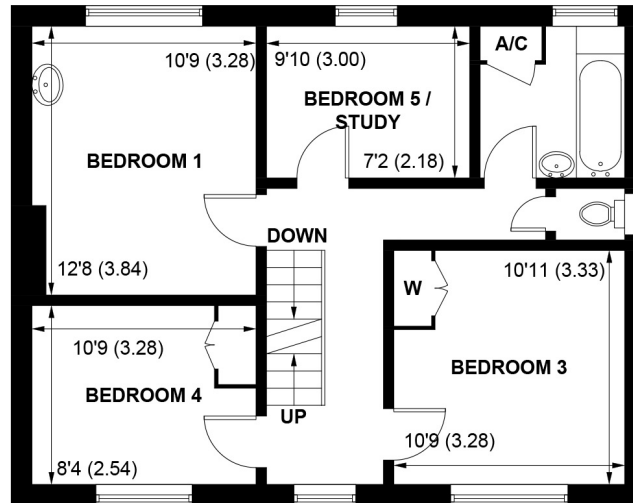
 = REDUCED HEADROOM BELOW 1.5M / 5'0



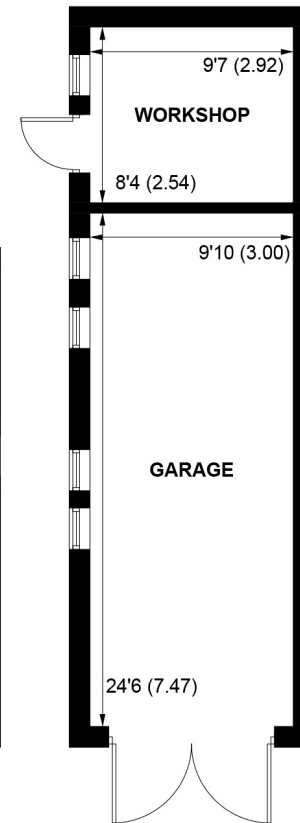
GROUND FLOOR



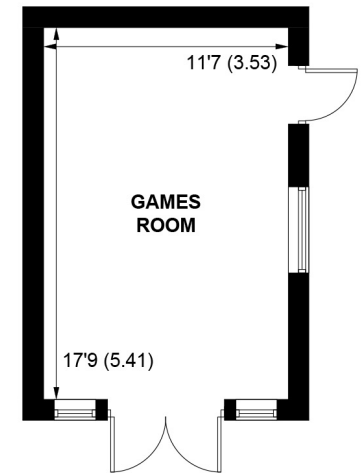
SECOND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA = 1839 SQ FT / 170.9 SQ M

OUTBUILDINGS = 538 SQ FT / 50 SQ M

TOTAL = 2377 SQ FT / 220.9 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced by Emzo Marketing



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com