



**Old Oak Farm** *Romsey Road, Cadnam, SO40 2NN*

**SPENCERS**  
NEW FOREST





# OLD OAK FARM

ROMSEY ROAD • CADNAM • NEW FOREST

*A stunning detached character property all set within 3.5 acres of grounds. Benefiting from having no onward chain and an abundance of period features, ample living accommodation and five good size bedrooms.*

*£1,150,000*

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## The Property

The ground floor is accessed via a porch entrance that in turn leads into the main hallway with stairs leading to the first floor. At the front of the property as you enter the hallway are two separate living rooms that are ideally versatile for a more formal living room and possibly a study or play for the other with the second reception room also giving you access to the grounds via a single door.

Continuing through the hallway you find a downstairs shower room/cloak room which sits opposite the door that then leads you into a beautiful country style kitchen which offers ample storage through both low lying and eye level units. A further separate utility room sits at the end of the kitchen with a further single door leading to the garden.

Leading from the kitchen is a particular feature of the house as you are greeted with a fantastic, vaulted ceiling living/family room with floor to ceiling windows, exposed brickwork walls, wood beamed roof, further Velux windows and French doors leading onto the gardens which floods this room with stunning natural light. All rooms to the ground floor as you walk through afford the luxury of wooden beam ceilings and character features throughout.

Stairs from the main hallway leads to the first-floor landing to four main bedrooms with family bathroom. The main bedroom sits at the end of the house with an adjoining room that could ideally be used as a dressing room and further access to a mezzanine gallery overlooking the sitting room and also giving access to a three-piece en suite.



**Ground Floor**

**First Floor**



**Floor Plan**

**Approx Gross Internal Areas**

Ground Floor:  
149.1 sqm / 1605.0 sqft

First Floor:  
114.0 sqm / 1227.0 sqft

**Total Approx Gross Area:  
263.1 sqm / 2832.0 sqft**





## Grounds & Gardens

The property is approached via a long track from the Romsey Road and is set within 3.5 acres of land offering both garden and paddocks giving the house both a great family feel and equestrian route.

The property boasts and huge array of outbuildings with a further L-shaped Barn offering over 3,000 sq ft of space. Surrounded by a mix of both fencing, hedgerow and mature trees the grounds and outbuildings offer a variation of uses depending on ones individual needs.

## Agents Note

The property is located adjacent to the M27 beyond the far rear boundary behind a high bank.

## Directions

Proceed down the top part of Lyndhurst High Street and turn left onto the A337. Proceed to follow the A337 until reaching the Cadnam roundabout. After the roundabout continue on to Romsey Road, passing the Budgens petrol station on the right hand side and after 200m on the left, you will find the gravel track leading to the property, just before Solent Scaffolding.

## Additional Information

Energy Performance Rating: E Current: 49 Potential: 80  
Tenure: Freehold





**Floor Plan**

**Total Approx Gross Area:  
285.5 sqm / 3073.0 sqft**

REPORT BY GOTTFRID BLOTTED FOR FURNITURE BY ROBERTS, NEW MAD, 11 JUNE 2017  
P. 2 - 3 (drawing/plan)







## Situation

The property is situated within easy distance of all of the village facilities and is ideally positioned for easy access onto the motorway network with fast links to either the South coast or London. Direct rail links to Waterloo are just a five minute drive away at Ashurst or Totton.

Cadnam enjoys a number of well regarded public houses and eateries with a comprehensive range of amenities available in the nearby market town of Romsey or the village of Lyndhurst.

Local schooling is available in the neighbouring villages of Copythorne or Bartley and falls within catchment for Hounslow Secondary School.

## Important Notice

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full for efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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