



The Old Post Office

Winsor Road, Winsor, SO40 2HE

SPENCERS
NEW FOREST





THE OLD POST OFFICE

WINSOR ROAD • WINSOR

A particularly well presented and proportioned period property set in an idyllic position backing onto fields with open views. The accommodation offers in excess of 2800 sqft with four good sized bedrooms and a larger ground floor footprint to offer spacious living rooms. The property could also be reconfigured to offer an attached annexe if required.

The property has been sympathetically extended and refurbished to a high specification by the current owners yet still retains many original period features.

£1,075,000



4



3



2





The Property

The entrance leads into a light reception hallway with immediate far reaching views out to the rear aspect and across fields. From the hallway, access leads into a cloakroom and useful study area which leads in turn through into a spacious triple aspect vaulted media room which benefits from a central wood burner, storage cupboards to the far corner and double doors at the rear provide access to the garden with open views across fields. This area could very easily be used as separate accommodation if required for dependent relatives or to derive an income if desired.

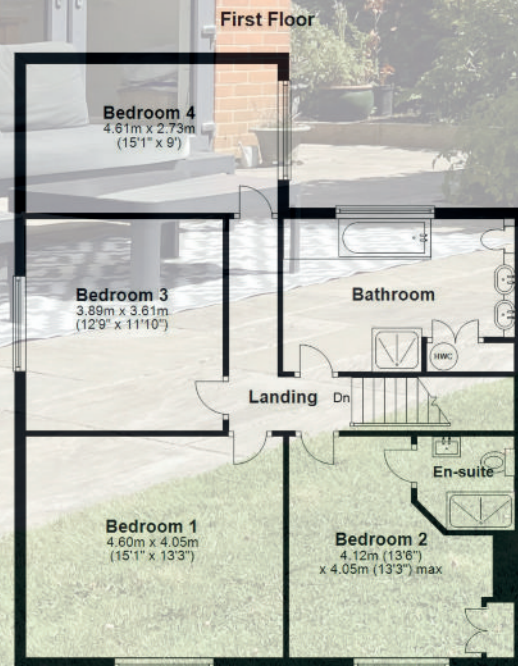
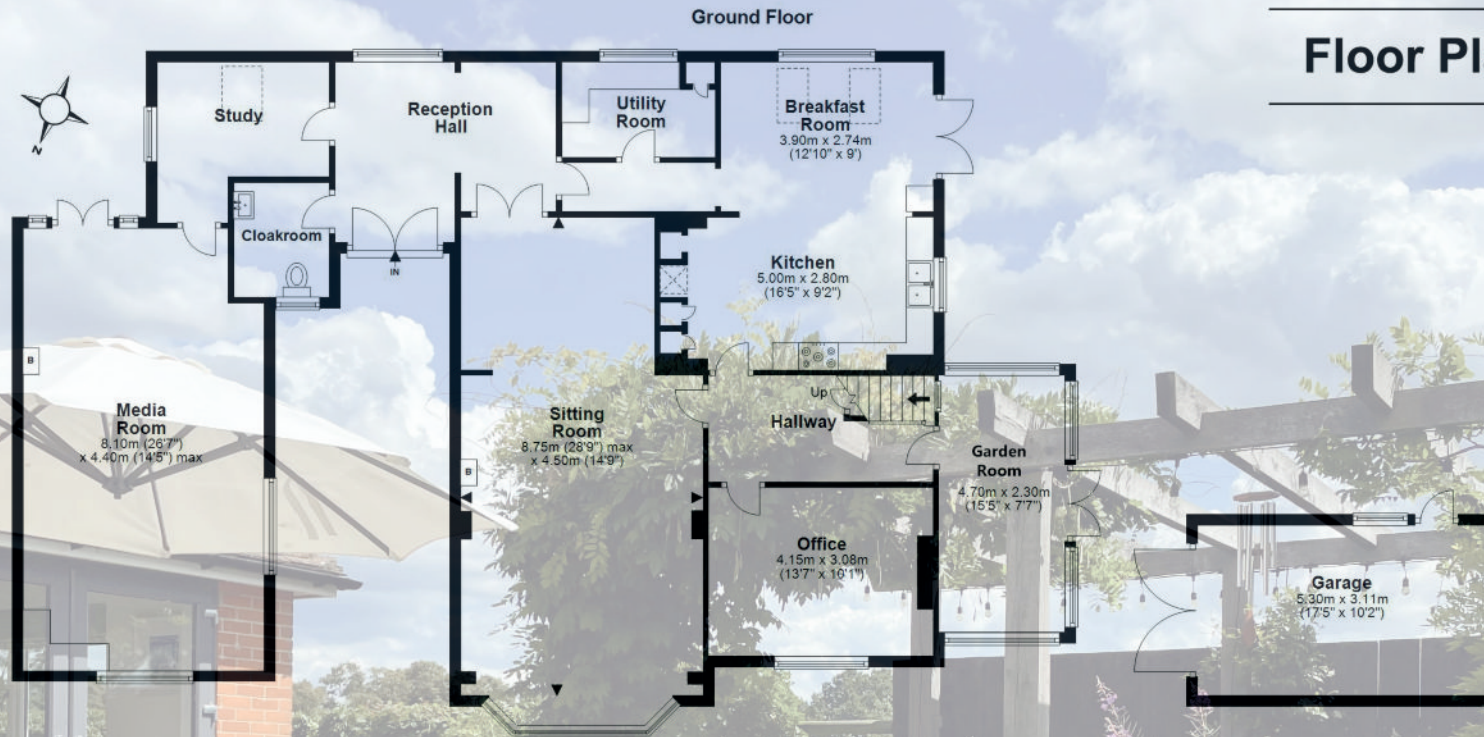
From the other side of the reception hall double doors lead into a 28' sitting room with feature fireplace. The room is divided naturally into a reading area and a seating area set around the wood burner with large splay bay windows with front aspects and painted panelling to some of the walls and ceiling. Double doors lead into a further hallway with stairs leading up to the first floor and access to a good size office at the front of the property and access to both a sunny garden room with garden views and double doors leading into the rear garden and a door takes you back through to the kitchen.



The attractive kitchen/breakfast room is also accessed from the reception hallway. The kitchen has been extended to provide excellent space for modern day living and entertaining. The kitchen benefits from superb views across the garden and fields to the rear and is fitted with a range of modern units to both base and wall level with complimentary granite worksurfaces and upstands and integrated appliances.



Floor Plan



Approx Gross Internal Areas

House: 265.3 sqm / 2865.7 sqft

Garage: 16.4 sqm / 176.5 sqft

**Total Approx Gross Area:
281.7 sqm / 3042.2 sqft**





The Property Continued...

A large kitchen island provides further storage and a breakfast bar area and is complimented by wood block work surfaces. Set under a vaulted ceiling, with velux windows set in the ceilings allowing for lots of light, there is space for a large table and chairs and double doors lead from here onto an attractive rear terrace ideal for alfresco dining and entertaining.

A useful utility is set off the kitchen with additional storage and plumbing for appliances.

To the first floor, an L shape landing area links four good sized double bedrooms, one with ensuite facilities and a large family bathroom with bath and shower completes the first floor accommodation.





Grounds & Gardens

A large in and out gravelled driveway provides ample parking space and access to the property and detached garage/workshop.

The gardens are a real feature of the property offering a pretty secluded space, enclosed by fencing with open views across fields to the rear. Predominantly laid to lawn, with well planted flower beds and mature trees and shrubs, the garden is complimented by a superb terrace with raised dining area set under an attractive pergola with wisteria climber over and views across the fields. There is access round to the rear of the property and to the garage/workshop and a further useful shed.

Additional Information

Mains electric and water

Oil fired central heating

Tenure: Freehold

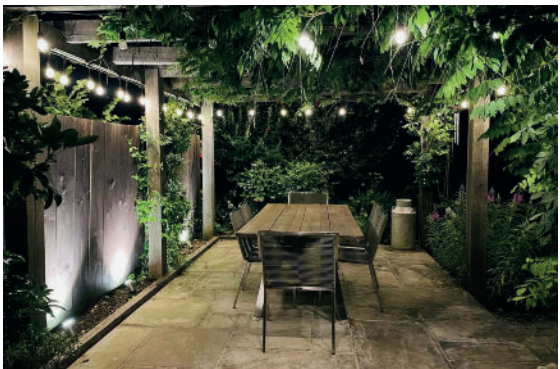
Energy Performance Rating: E Current: 54 Potential: 67

Directions

From Lyndhurst proceed along the A337 towards Cadnam and after approximately 3 miles take the 3rd exit off the roundabout onto the A336 Southampton Road. Proceed for approximately half a mile and at the Haywain public House turn left onto Winsor Road. Continue for approximately one mile and the property will be found on the right-hand side, just after The Compass public house.







The Situation

Located within the New Forest National Park, The Old Post Office occupies a semi-rural plot with stunning views over open fields to the rear. The village of Winsor is ideally placed for the commuter providing easy access to the M27/M3 motorways, several mainline train stations and international airports at Bournemouth and Southampton.

General day to day amenities can be found within a short drive in the neighbouring village of Cadnam, whilst the village of Winsor provides a highly regarded public house and a farm shop.

Points Of Interest

The Compass Inn	0.1 Miles
Ashurst New Forest Train Station	4.6 Miles
New Forest Golf Club	5.5 Miles
Southampton General Hospital	8.2 Miles
Brockenhurst Sixth Form	8.3 Miles
Brockenhurst Train Station	8.6 Miles
The Pig	8.9 Miles

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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