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# 284 Woodlands Road, Woodlands SO40 7GF

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£695,000

- Rural views
- 1400 sq feet
- Ample parking
- Three bedrooms
- Kitchen breakfast room
- Close to open Forest
- Super New Forest village
- Double garage
- Stunning gardens
- Studio/home office
- Lounge and dining room
- No chain





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Situated in the highly desirable New Forest village of Woodlands, this charming double-fronted link attached family home offers versatile accommodation.

The property is conveniently situated within close proximity to the open Forest. Undoubtedly a major selling feature are the stunning rural views from the rear garden overlooking farmland.

The ground floor features a separate lounge and dining room, both of which enjoy lovely views of the garden and the farmland beyond, along with a study that would serve as an ideal fourth bedroom. On the first floor, you'll find three spacious bedrooms, with the principal bedroom benefiting from an en-suite.

Externally, the beautifully maintained garden backs onto open farmland, providing a sense of space, tranquility, and a lovely level of seclusion. Ample parking is available with a double garage and driveway. This property is offered with no onward chain.



A composite front door opens into an inviting entrance hall which features wood laminate floor, and a conveniently located understairs cloakroom.

To the left of the hallway, the spacious kitchen boasts shaker-style cupboards and a generous worktop.

A front-facing window offers views of the front garden, while a wide opening at the rear leads seamlessly into the dining room.

Integrated appliances include a double oven, gas hob with extractor fan, and ample space and plumbing for a washing machine, dishwasher, small freezer, and large fridge.

The dining room is a well-proportioned space, with large French doors and windows opening onto the garden and alfresco patio area. Bi-fold wooden doors on the side of the room provide access to the sitting room.

The sitting room, with its French doors, enjoys stunning views of the garden and surrounding farmland. A redbrick gas feature fireplace serves as the central focal point of the room. Completing the downstairs accommodation is the versatile study/bedroom four, a generous room with views of the front property and driveway.







The generous landing provides access to all first-floor rooms, with additional features including a rear-facing window overlooking the garden, an airing cupboard, and a loft access hatch.

To the left, the dual-aspect principal bedroom is a spacious room with windows to both the front and rear, offering plenty of natural light. A door leads into the ensuite, which includes a double-width shower, WC, and a vanity unit with a wash hand basin.

Bedroom two, a well-sized double, is located at the rear and enjoys views of the garden and surrounding farmland.

Bedroom three, also a double, is at the front and overlooks the property.

Finally, the family bathroom features a classic white suite with a panel-enclosed bath, wash hand basin, WC, and fully tiled walls and flooring.

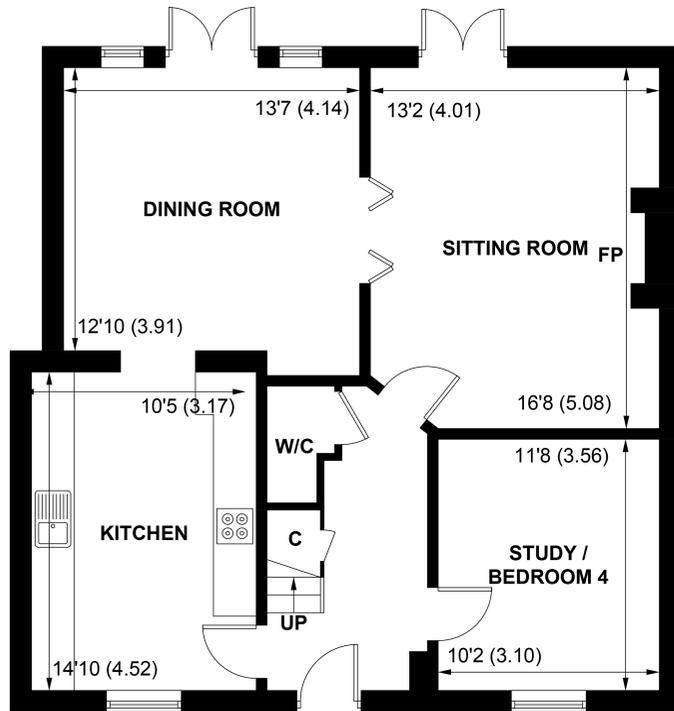


The rear garden is spectacular, featuring manicured lawns and a diverse range of flowers, shrubs, and trees that border the area.

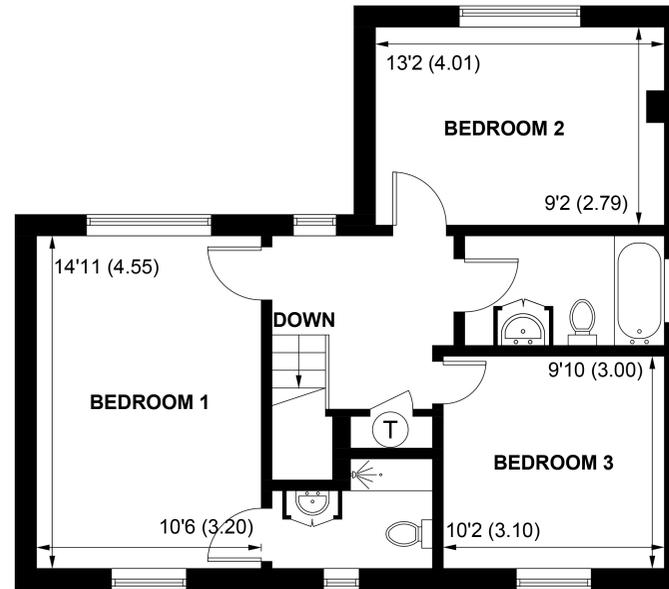
A large patio adjacent to the house offers the perfect setting for alfresco dining while enjoying views of the garden and surrounding farmland.

At the rear of the garage, a versatile garden room/studio provides additional space. A side access gate leads to the front of the property.

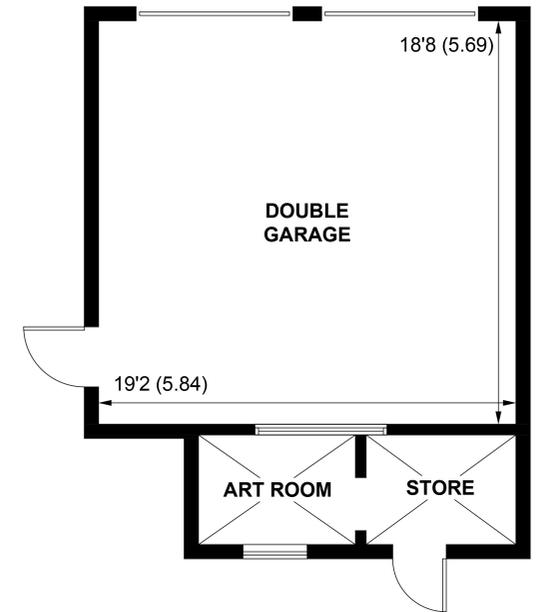
A stoned driveway provides off road parking for ample cars and access to the double garage. The double garage has two single up/over doors. The garage provides further storage in the void space and a door provides pedestrian access to the patio and garden.



**GROUND FLOOR**



**FIRST FLOOR**



**(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)**

**APPROXIMATE GROSS INTERNAL AREA = 1392 SQ FT / 129.3 SQ M**

**DOUBLE GARAGE = 440 SQ FT / 40.9 SQ M**

**TOTAL = 1832 SQ FT / 170.2 SQ M**

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

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