



FELLS GULLIVER
ESTATE AGENTS

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La Falaise, Winsor Road, Southampton, SO40 2HE

£630,000

- Detached two bedroom bungalow
- Cozy dual aspect sitting room with multi fuel stove
- Country style kitchen
- Covered outside entertaining area with bar and pizza oven
- Off road parking for 2/3 cars
- Village location within the New Forest National Park
- Dressing room/study off of principal bedroom
- spacious dining room with patio doors into garden
- Mains drains / Oil heating & water
- Only a short walk from the well regarded Compass Inn public house





2



1



2

La Falaise is a detached bungalow situated in the highly sought-after village of Winsor within the New Forest National Park. Nestled on a corner plot, this property has been meticulously maintained and thoughtfully improved by its current owners, presenting an excellent opportunity for someone to make it their home.



Approaching the front door through the charming picket fence gate, you'll immediately be captivated by the picturesque setting of La Falaise. The entrance hallway welcomes you with its tasteful neutral decor and complementing stripped wooden floorboards, offering access to the majority of the accommodation.

The sitting room, though compact, boasts an abundance of natural light from dual aspect windows. It provides ample space for two substantial sofas and features a striking multi-fuel stove as the room's focal point. Adjacent to the sitting room is the well-appointed kitchen, complete with a range of eye-level and base-level cupboards, solid wood work surfaces, a large electric range oven, an integrated dishwasher, and room for a small breakfast table and chairs.

Continuing on, a door leads to the dining room, a spacious room with double glazed patio doors that provide a pleasant view over the main patio area and outdoor entertaining space. A utility area offers convenient space and plumbing for a washing machine and tumble dryer.







The principal bedroom is tastefully decorated and features the same lovely stripped wooden floors found throughout the property. It benefits from a generous bay window overlooking the front garden. An adjoining door leads into the dressing room, thoughtfully fitted with a bespoke open-fronted wardrobe, a spacious hanging rail, and useful drawers. This versatile room could also serve as a study or hobby space.

Bedroom two offers tranquil views from its window of the adjoining farmer's fields, this room also provides the space for a double bedroom.

The bathroom features underfloor heating and a walk-in shower with a sizable rain-style shower head, thoughtfully installed to replace the original bathtub.

Externally, the property is a delight with its fantastic covered entertaining area, complete with a bar, power, lighting, an integrated fridge, a brick-built pizza oven, and a ceramic sink with running water. It offers plenty of room for seating and year-round entertaining. The garden wraps around the property and is mainly laid to lawn and bordered by herbaceous shrubs and trees.

The gravelled driveway accommodates off-road parking for two to three cars.

A useful workshop is located on the side of the property which is equipped with both power and light. A timber shed located in the garden, also equipped with power, will remain.





GROUND FLOOR

**APPROXIMATE GROSS INTERNAL AREA = 1008 SQ FT / 93.7 SQ M
(EXCLUDING OUTDOOR ENTERTAINING AREA)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

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