



Spindle Water

Old Romsey Road, Cadnam, SO40 2NP

SPENCERS
ROMSEY





An impressive two/three bedroom property situated in a semi-rural location with attractive gardens. The property offers well-proportioned and beautifully appointed accommodation throughout with the potential to create additional living/ancillary space.

Ground Floor

Entrance Porch, Entrance Hallway, Sitting Room, Kitchen/Dining/Family Room, Bedroom 2, Family Bathroom/Utility Area, Cloakroom

First Floor

Bedroom 1 with En-Suite Shower Room, Home Office

Outside

Front, Side and Rear Gardens, Off Road Parking, Large Garage, Metal Outbuilding

Guide Price £599,950



FLOOR PLAN

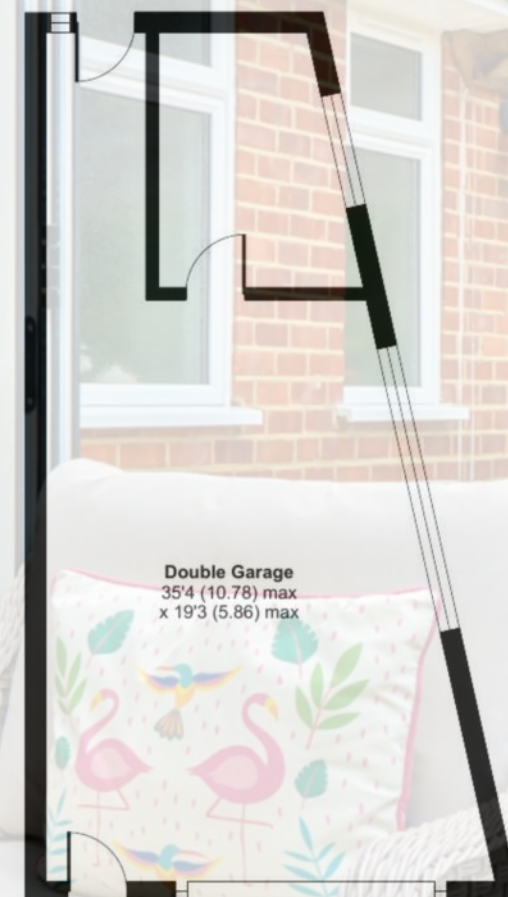
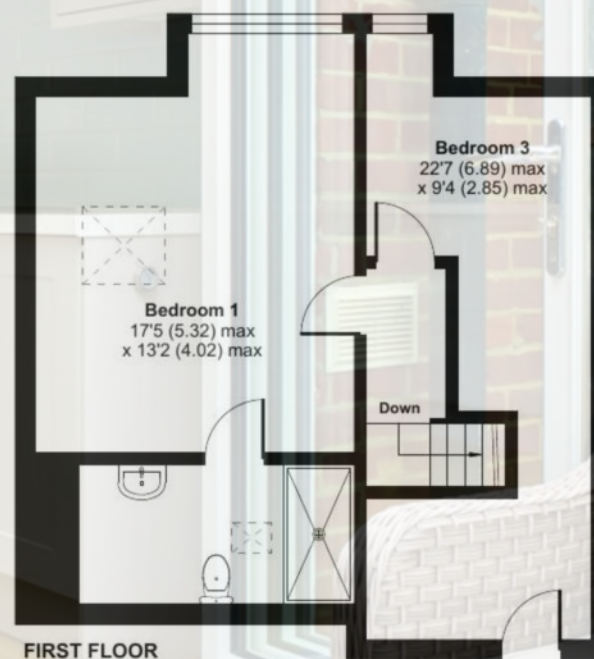
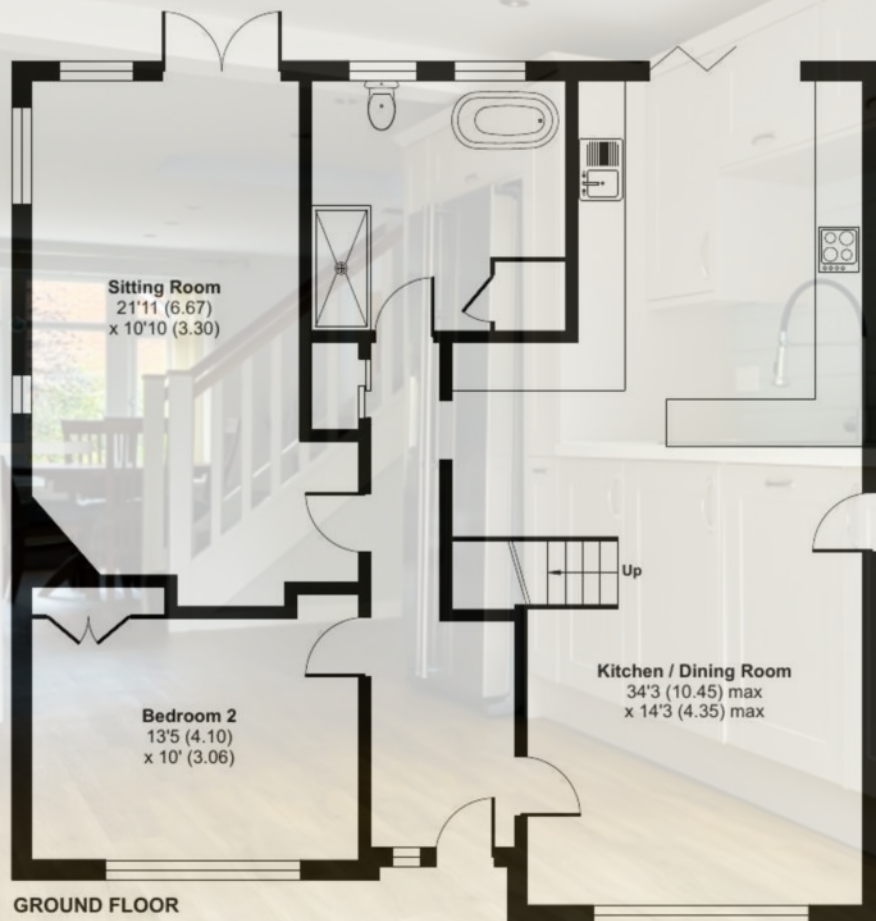
Old Romsey Road, Cadnam, Southampton, SO40

Approximate Area = 1671 sq ft / 155.2 sq m

Garage = 524 sq ft / 48.6 sq m

Total = 2195 sq ft / 203.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1317889



The Property

Framed by an attractive and recently installed oak porch, the front entrance door opens into a welcoming entrance hall providing access to all the principal ground floor living spaces.

Set to one side of the hallway is a double aspect sitting room with a feature wood burning stove and to the other, a magnificent, double aspect kitchen/dining/family room that extends the full depth of the property. The kitchen is fitted to both sides with an extensive range of fitted units, integrated Neff appliances and a breakfast bar, with the remainder of this expansive space used for dining and day-to-day family living. Both the Sitting room and the kitchen area feature French doors opening out onto the rear garden.

Also accessed from the hallway is a good size bedroom enjoying views across the front garden, a modern family bathroom with separate utility area and a cloakroom.

From the kitchen/dining/family area, a door opens into a large garage area linking to a separate room, which could serve as an occasional third bedroom. This area offers great potential and could easily be converted into additional/ancillary accommodation if required (subject to the relevant planning consents being granted).

From the hallway, stairs ascend to the first floor land and the main bedroom, which offers an excellent space together with a contemporary en-suite shower room. Also to this level is a small room currently utilised as a home office. This room extends to a storage area to the rear with an additional eaves space providing further storage options.



Outside

To the front aspect is a driveway providing off road parking and access to the garage and an adjoining area of garden defined by a mature and colourful selection of flowers, shrubs and bushes.

This area of garden extends down the side of the house to the attractive rear garden which is thoughtfully arranged and comprises a lawned area, well-stocked flower beds and a seating area set under an attractive pergola, enjoying a pleasant westerly aspect. This is further enhanced by a decked seating terrace, which adjoins the rear of the property and provides an ideal space for al-fresco dining. Additional features include two useful sheds, ideal for garden enthusiasts or those in need of extra storage. These could also be replaced by a larger home office if desired, which would form a perfect space for those working from home.

Situation

The property is located in the sought-after village of Cadnam on the fringes of the New Forest, which offers numerous recreational facilities, ideal for nature lovers and those who enjoy walking, horse riding and cycling. The village itself provides day to day amenities including a village store, pharmacy, Post Office/store and public houses. Ideally located for the commuter with easy access to the M27, M3 and mainline railway station at nearby Ashurst.



Property Video

Point your camera at the QR code below to view our professionally produced video.





Additional Information

EPC: C Current: 69 Potential: 80
Council Tax Band: E
Local Authority: New Forest District Council

Services: All mains services connected
Drainage: Public
Heating: Gas Central Heating
Tenure: Freehold

Conservation area: Forest Central North

Broadband: Speeds of up to 1800 Mbps available at the property (Ofcom)
Mobile signal/coverage: No known issues, buyer to check with their provider

Important Information

Spencers property 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 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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