



233 Woodlands Road

Woodlands, SO40 7GJ

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233 WOODLANDS ROAD

WOODLANDS • NEW FOREST

A beautiful detached four bedroom, two bathroom cottage dating back to 1840's with a flexible layout and the option of an integral one bedroom annexe.

Positioned in the sought after hamlet of Woodlands with ample parking for at least four vehicles and boat/camper storage. Stunning mature garden with large bespoke timber workshop and store.

£795,000



4



5



2





The Property

The entrance hallway has a ceramic floor and leads into the spacious inner hallway where doors lead to a ground floor shower room, a utility room with good storage, the gas boiler, space and plumbing for the laundry and to access to rear garden.

Glazed double doors lead to the spacious family room. This room has a part vaulted ceiling and a full height gable end window with doors to the garden, fitted shelving and cupboards and one of the two staircases in the cottage. At the top of the staircase is a gallery and the mezzanine double bedroom with large loft storage cupboard. This area of the cottage, formerly a detached double garage, could be utilised as a self-contained one bedroom annexe, if required.

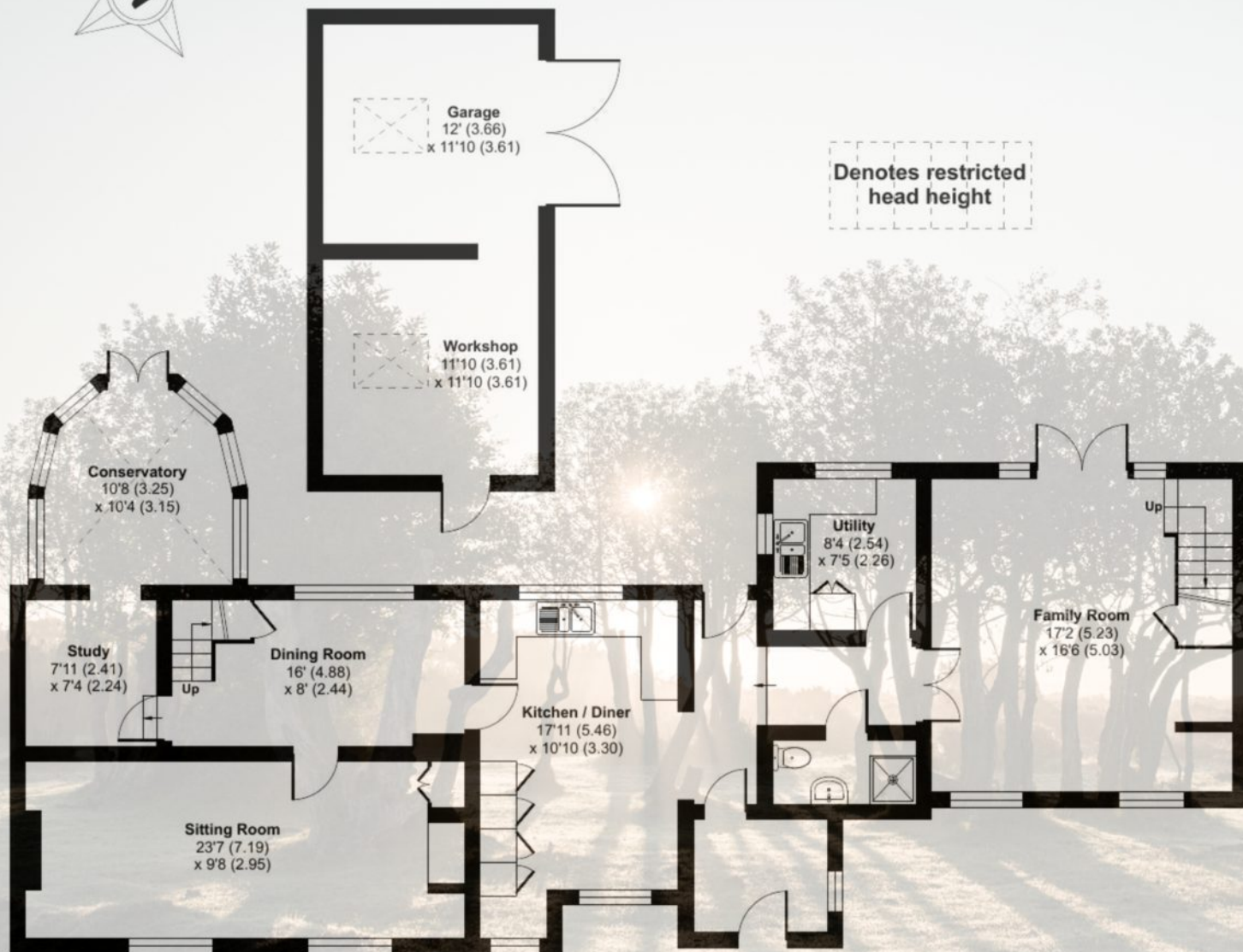
The inner hallway opens into the kitchen where wooden oak floor runs throughout. A granite topped island unit with feature lighting above allows dining for up to 4 people in the kitchen and there are ample storage cupboards with granite worktops which incorporate a range of Neff appliances to include a fan oven, separate grill and oven, induction hob and extractor above, dishwasher, fridge and freezer.

Adjacent to the kitchen is the cosy dining room forming part of the original 1840's cottage with flag stone floor and where the second staircase rises to more bedrooms. From the dining room a door leads to a spacious sitting room with windows to the front aspect and two fireplaces. The attractively decorated study has an archway to the conservatory with ceramic tiled floor and access to the rear garden completes the ground floor accommodation.

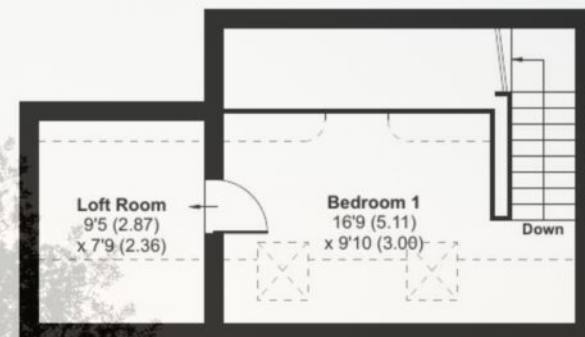
The first floor accommodation comprises four bedrooms in total with three bedrooms in the original cottage. These comprise a double bedroom with fitted wardrobes and an attractive wall recess, another double bedroom with two sets of fitted wardrobes and a single bedroom. The spacious family bathroom has a shower above the bath, vanity unit and WC with a rear aspect window.

Approximate Area = 1903 sq ft / 176.7 sq m
 Limited Use Area(s) = 154 sq ft / 14.3 sq m
 Garage = 292 sq ft / 27.1 sq m
 Total = 2349 sq ft / 218.1 sq m

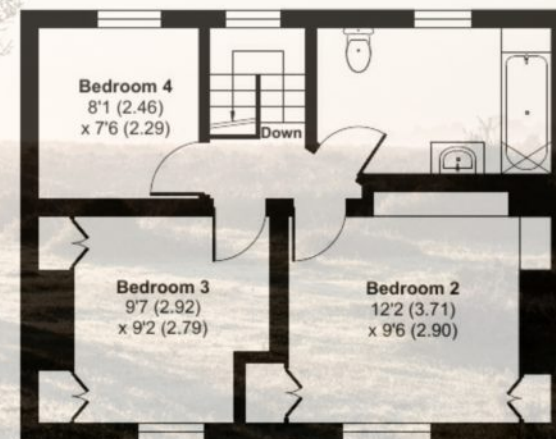
For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR 2



FIRST FLOOR 1

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Spencers of the New Forest Ltd. REF: 1181411



Grounds & Gardens

This pretty cottage has parking for many vehicles. There is room for two at the front and then a gravel and grass driveway to the side of the house leads to the rear of the plot and to a large gravel parking area. High wooden fence and access gate leads to the garden. The front of the cottage has an array of mixed colourful planting designed to show throughout the changing seasons. A picket fence and gate opens to a stone pathway to the front door and another path to the rear garden.

The rear garden is delightful with some shaped hedges, ample lawn and various shaped fully stocked flower beds. Boundaries are of mature shrubs and fencing. A raised decked area is accessed from one of the sitting rooms and ideal for al fresco dining.

A bespoke large timber building on a concrete plinth has been designed by the owners to incorporate a store and workshop with double doors and a side door.



Directions

From Lyndhurst, proceed along the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles to Ashurst. On the approach to the Ashurst train station bridge, turn left onto Woodlands Road and continue to the end of the road before turning right. Follow the road for approximately 1.2 miles, and the property is found on the left hand side. A landmark is The local Gamekeeper pub which can be found just further along from the property on the right side.



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 or 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.



Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: C Current: 69 Potential: 83

Property Construction: Original part is brick and slate. Newer extended part is concrete block and slate.

Services: Mains gas, electric, water and drainage

Vendors own the additional driveway to the side of the garden and neighbour has a right of access.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider
Fibre broadband

Situation

Woodlands is a particularly desirable residential area located on the north eastern edge of the New Forest National Park. Within Woodlands there is a public house close by and another within a short walk, village hall and further amenities include a range of shops, excellent schools, public houses and restaurants available in the nearby villages of Ashurst and Lyndhurst. The New Forest offers a wide range of outdoor pursuits and places of interest with the open forest easily accessible for walking and riding.

The city of Southampton to the east provides a comprehensive range of retail and leisure facilities. The property is well located for road and rail. Junction 2 of the M27 motorway links up with the M3 motorway for the M25 and London and the nearby villages of Ashurst and Totton offer direct rail links to London Waterloo.

Agents Note: A very convenient bus service for Bartley primary school and Hounslow senior school have their collection/drop off within a few metres of the property on the opposite side of the lane.



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

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