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Little Nutwood Cottage, Hazel Grove, Woodlands, SO40 7AJ

£675,000

- One of Woodlands most requested residential locations
- Modern refitted kitchen
- Large conservatory looking over the sunny aspect garden
- Large outbuilding with games room, sauna, and workshop
- Rear vehicular access to property / garden
- Versatile accommodation 2 - 3 bed and 1 - 2 reception rooms
- Rear vehicular access to property, parking area is large enough for a caravan / motorhome
- Detached 3-bedroom chalet bungalow
- Open plan kitchen /Living room
- Versatile accommodation and layout
- Gated driveway providing off-road parking for multiple cars
- Garden faces south-east so gets the sun most of the day
- Principle bedroom with Hammonds bespoke bedroom furniture and ensuite
- Summer House





3



2



2

Located in a highly requested rural location 'Little Nutwood Cottage' offers peace and tranquillity in abundance and benefits from excellent access to the open Forest with the nearest Forest enclosure being less than 240m away. You will often find the New Forest ponies and cattle strolling freely up and down Hazel Grove yet the property is also within walking distance to Ashurst Railway Station. The accommodation is light and airy and has a lovely flow through the property. The majority of the reception rooms have excellent views over the extensive gardens, a conservatory leads out onto a large decked area ideal for al-fresco entertaining. The grounds offer a good deal of seclusion. An internal inspection is highly recommended to appreciate the quality accommodation and tranquil location.

Woodlands is a highly desirable location within the open forest. A mainline railway link is found at Ashurst. There are a number of country pubs and acclaimed restaurants nearby and the city of Southampton with its extensive facilities is within eight miles. Hazel Grove has direct access to the New Forest National Park and is a very sought after road with views over farmland to the front and is set on a residents only access road



Situated in a very private country lane, overlooking paddocks. This delightful property offers accommodation over two floors. Within the gardens is Barn/Garage ideal for a variety of uses. An inspection is essential to appreciate all that is on offer.



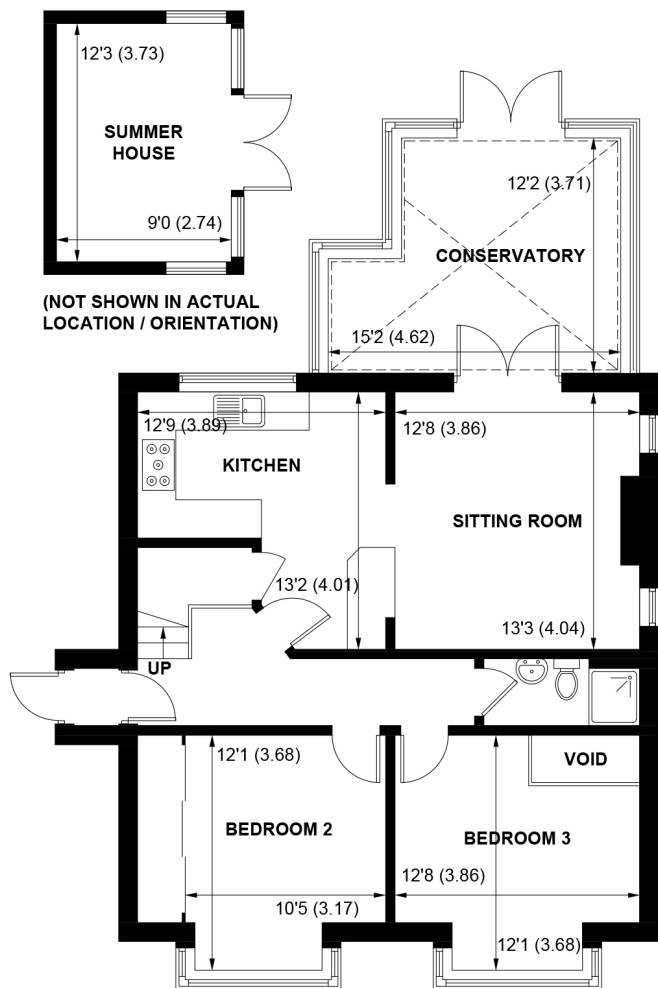




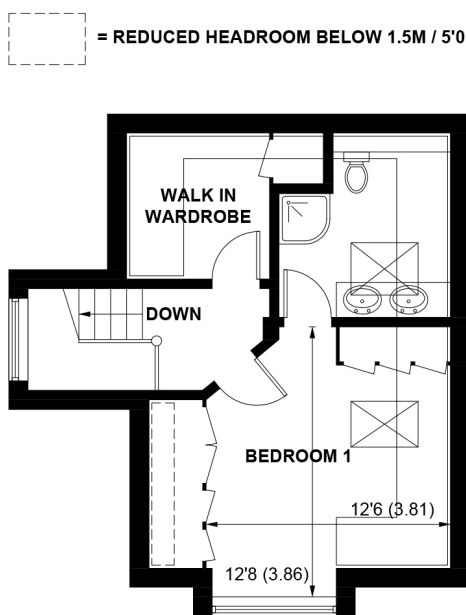
Little Nutwood Cottage is a very stylish property, the accommodation is light and airy and arranged over two floors. On the ground floor there are two bedrooms which overlook paddocks. At the heart of the home is a wonderful open plan reception space combining a kitchen and super sitting room, which in turn leads to a large conservatory. This offers ample opportunity for informal entertaining. Adjoining the conservatory is a large decked area perfect for al-fresco dining with further views over the grounds. The first floor is dedicated to the master bedroom with en-suite with a shower, double Jack and Jill sink unit, WC and views over paddocks and a dressing room/office.

In the barn the utility room on the ground floor has a shower cubicle and separate w/c, the first floor has a sauna and the main area could be as a music room/games room.

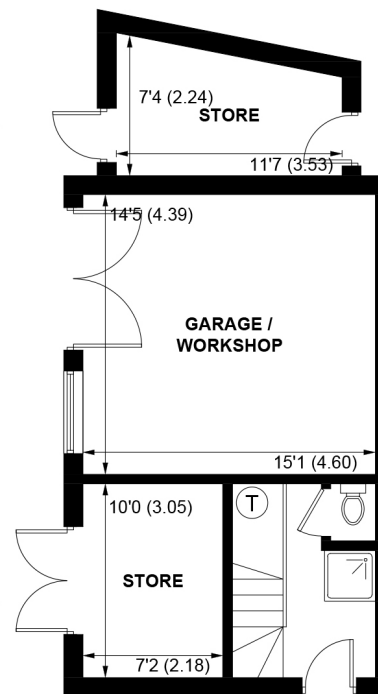




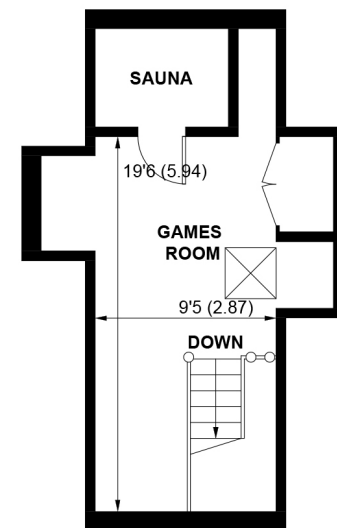
GROUND FLOOR



FIRST FLOOR



OUTBUILDING - GROUND FLOOR



OUTBUILDING - FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1314 SQ FT / 123.8 SQ M

OUTBUILDINGS = 834 SQ FT / 77.5 SQ M

TOTAL = 2148 SQ FT / 201.3 SQ M

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

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