



FELLS GULLIVER
ESTATE AGENTS

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255 Woodlands Road, Woodlands, SO40 7GJ

£600,000

- Three bedroom detached family home
- Open plan living /dining room with views over the garden
- Recently fitted air source heat pump heating system
- Offered with no onward chain
- Spacious gardens with views of open paddock land to the rear
- Driveway and garage providing parking for ample cars
- Located in the requested village of Woodlands
- Great proximity to both road and railway networks





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Located in the highly desirable Woodlands area of the New Forest National Park, this outstanding three-bedroom detached home boasts spacious and open plan living accommodation, three generously sized bedrooms, a recently installed energy-efficient air source heat pump heating system, and enchanting gardens that back onto picturesque paddock land.

Nestled behind well-tended evergreen hedgerows and accessed through gates, you'll discover 255 Woodlands Road.



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As you enter through the glass-paneled double-glazed front door, a bright and airy entrance hallway welcomes you. The solid wood flooring seamlessly continues into the sitting room, with additional doors providing access to the kitchen and a conveniently located downstairs cloakroom. A staircase leads to the first floor.

The sitting room enjoys abundant natural light through its expansive picture window, which offers views of the front garden. Light-engineered wood flooring and neutral decor contribute to the room's inviting atmosphere, creating a pleasant family space. An electric feature fireplace is the main central focal point of this room.

The wood flooring seamlessly extends into the dining and playroom areas, both benefiting from large glass picture windows that frame the picturesque rear garden. The dining area offers easy access to the garden through a patio door.







The upstairs landing area is flooded with natural light, thanks to a generously sized window on the side elevation. From here, doors open to the bedrooms and the family bathroom.

The principal bedroom, situated at the front of the house, offers ample space, views overlooking the front garden, and the added convenience of a built-in double wardrobe. Bedrooms two and three, located at the rear of the property, provide delightful views of the garden and the picturesque paddock land beyond.

The rear garden is a beautiful feature of this property and offers anyone who enjoys gardening or spending time outdoors an amazing space. The garden is generous in size and is mainly laid to lawn with a great variety of different types of flowers, shrubs, and trees.

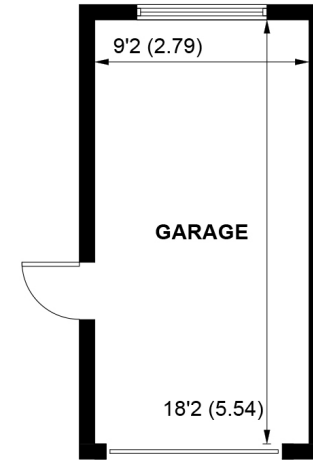
The front garden is laid to lawn with an evergreen hedgerow to the front aspect providing you with a great degree of privacy from the road.

A driveway provides off-road parking for multiple cars as well as access to the large covered carport area and access to the garage.

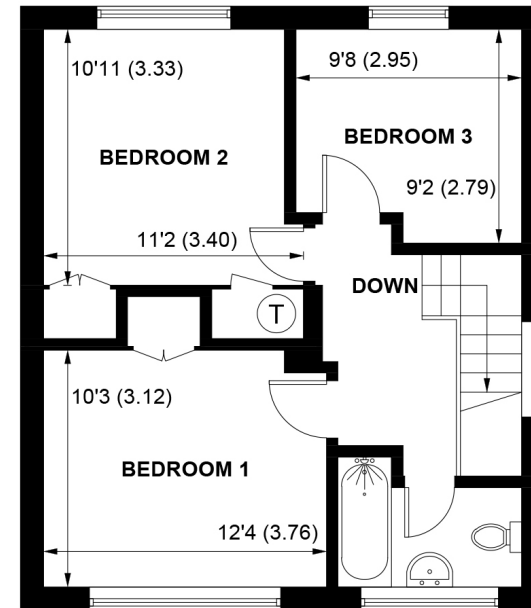
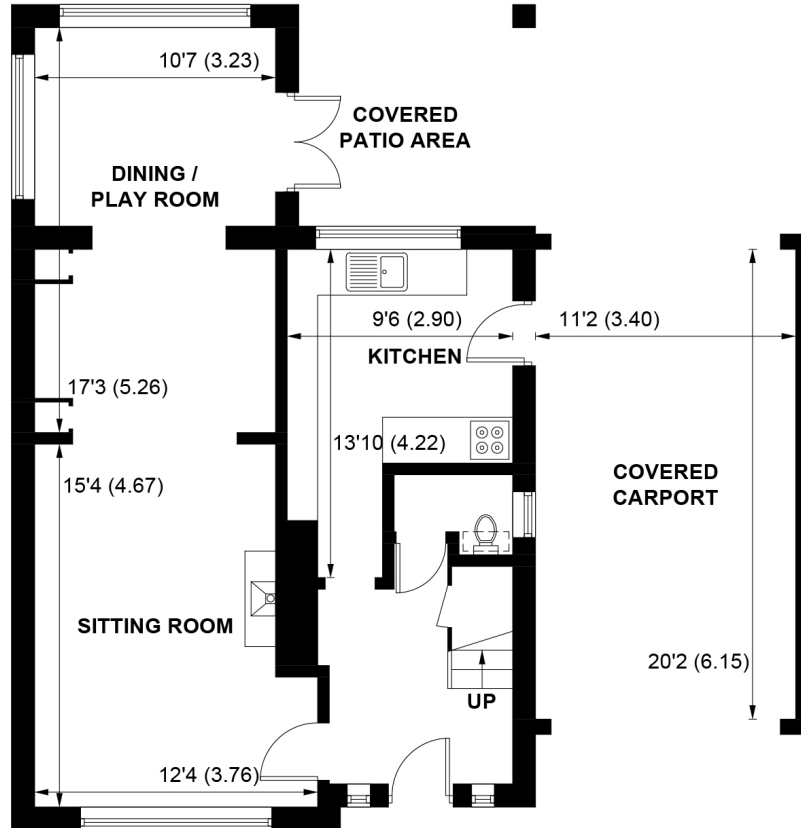




 = REDUCED HEADROOM BELOW 1.5m / 5'0



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



GROUND FLOOR

FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1077 SQ FT / 100.1 SQ M

(EXCLUDING COVERED CARPORT)

GARAGE = 167 SQ FT / 15.5 SQ M

TOTAL = 1244 SQ FT / 115.6 SQ M

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

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