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255 Woodlands Road, Woodlands, SO40 7GJ

£645,000

- Three bedroom detached family home
- Recently fitted air source heat pump heating system
- Significant potential to extend (STPP)
- Views over joining paddock land
- Underfloor heating
- Open plan living
- Driveway and Garage
- Easy access to the Forest
- Plot approaching 0.2 acres
- Located in the desirable village of Woodlands





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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.

A beautifully presented family home set within the sought-after New Forest village of Woodlands, offering bright living spaces, generous gardens and excellent potential for future extension (STPP).

Set back from the road behind a lawned front garden and evergreen hedgerow, the property welcomes you through a glass-panelled double-glazed front door into a bright and airy hallway. Solid wood flooring flows through the ground floor, leading first into the sitting room, where a large picture window fills the space with natural light and frames views of the front garden. An electric feature fireplace provides a central focal point, complemented by neutral décor and a calm, inviting atmosphere.

The wood flooring continues into the dining and playroom areas, both enjoying expansive rear-facing windows that overlook the beautiful garden. The dining area opens directly onto the patio, creating an easy connection between indoor and outdoor living.

The kitchen offers a practical arrangement of eye-level and base units with space for the usual appliances. A side door leads to the garden and the covered carport, while the window looks out onto a sheltered patio area an ideal spot for morning coffee and a clear opportunity for a future kitchen extension.







Upstairs, the landing is naturally lit by a generous side window. The principal bedroom sits at the front of the house and benefits from a built-in double wardrobe and views over the front garden. Bedrooms two and three enjoy lovely rear views across the garden and the picturesque paddock land beyond. The family bathroom is finished in neutral, contemporary tones.

The rear garden extends to approximately a quarter of an acre and is a standout feature—mainly laid to lawn and bordered by a wide variety of shrubs, flowers and trees. It offers an exceptional outdoor space for families, keen gardeners or those who enjoy entertaining.

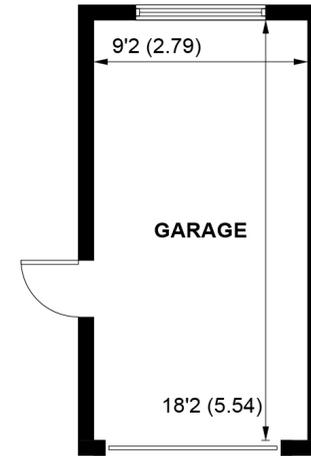
To the front, a driveway provides parking for multiple vehicles and leads to the large covered carport and garage. The property also benefits from an air source heat pump, offering efficient, gas-free heating, while a gas meter remains in place should a future owner wish to reinstate a gas supply.

Located within an established residential street in Woodlands, the home enjoys the semi-rural charm of the New Forest with convenient access to open forest, local amenities and well-regarded schools. The size of the plot and the generous frontage offer clear scope for extension (STPP), making this an excellent opportunity for buyers wishing to grow into the property over time.

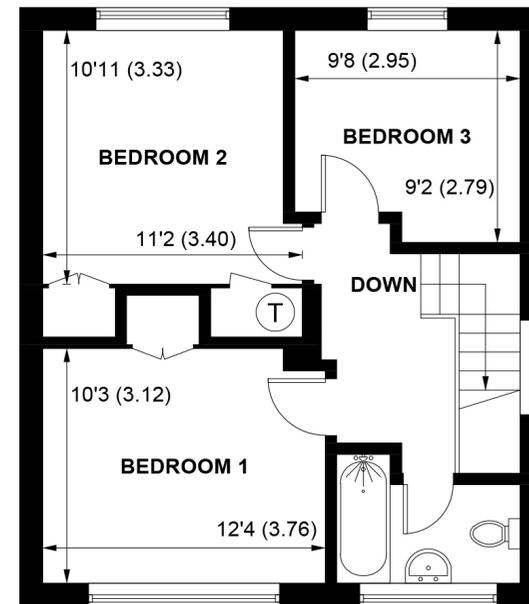
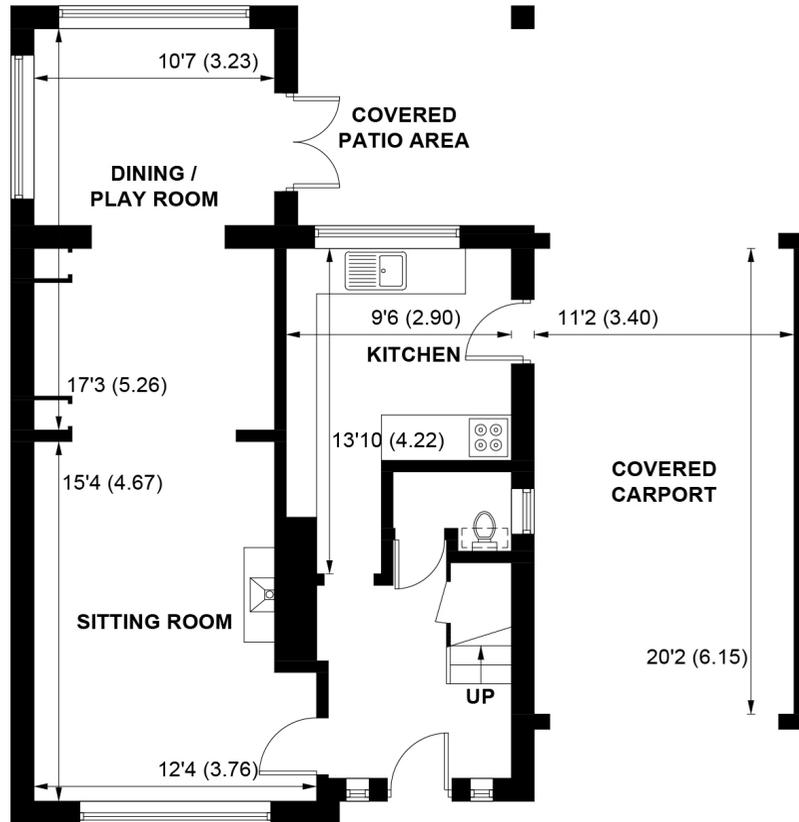




 = REDUCED HEADROOM BELOW 1.5m / 5'0



(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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