



FELLS GULLIVER
ESTATE AGENTS

023 8028 4411
www.fellsgulliver.com

Romsey Road, Cadnam, Southampton

£1,295,000

- Detached character property sat in 3.5 acres of grounds
- Abundance of period features such as exposed beams and wood burning stoves
- Farmhouse style kitchen
- Five bedrooms
- Offered with no forward chain
- Approached via a long private driveway
- Vaulted sitting room with cathedral style windows and Minstrels gallery
- Drawing room with open fire and views over the extensive grounds
- Grounds include gardens, paddocks and outbuildings





Old Oak Farm is a fascinating period part thatched property steeped in character and charm. Approached via a long driveway, the house and outbuildings sit centrally within the land which extends to just under 3.5 acres.



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As befitting of its era, Old Oak Farm has a wealth of period features and charm including exposed beams and wood burning stoves. The ground floor boasts a range of entertaining areas with the majority having views over the extensive grounds. Of particular note is the spectacular vaulted sitting room with huge Cathedral style windows and minstrels gallery. There is another impressive drawing room with exposed beams and wood burning stove, a separate dining room and farmhouse style kitchen ideal for more informal entertaining.

On the first floor are four principle bedrooms. The master benefits from an adjoining nursery, en-suite and gallery overlooking the sitting room. There are two well proportioned double bedrooms and a further single served by a bathroom.







Outside the grounds extend to some 3.5 acres, including gardens and paddocks. Within the grounds are a number of outbuildings including an L-shape barn which extends to 3000 square feet.

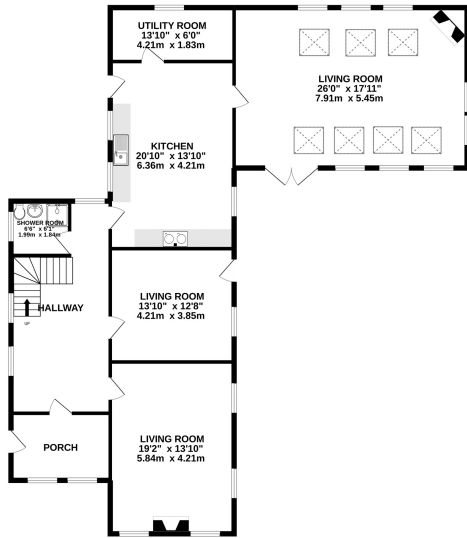
We believe this to be a wonderful opportunity to acquire a well loved family home with a myriad of potential uses.

Agents Notes. Completion is not available until the end of April 2023. Old Oak Farm is adjacent to the M27. Old Oak Farm is offered on an unconditional basis.

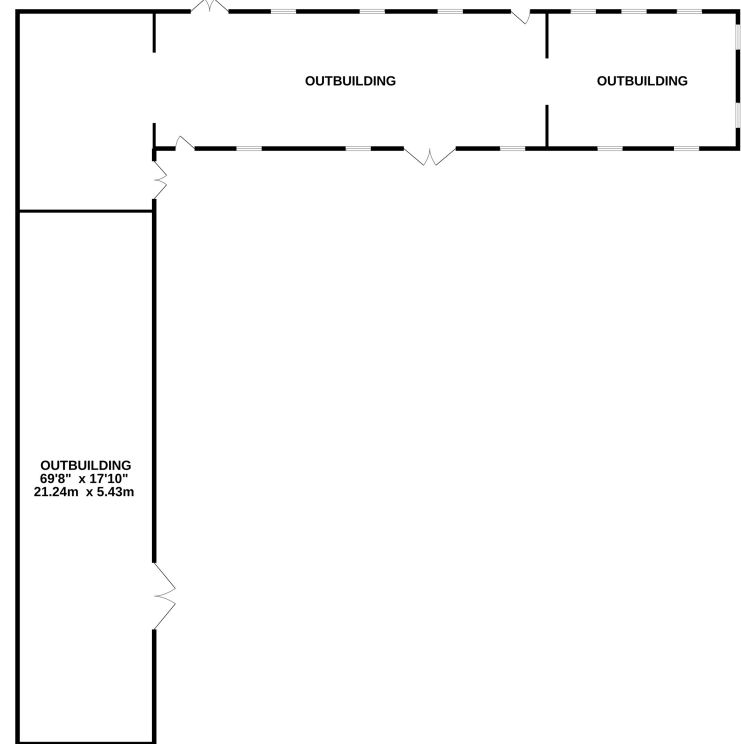
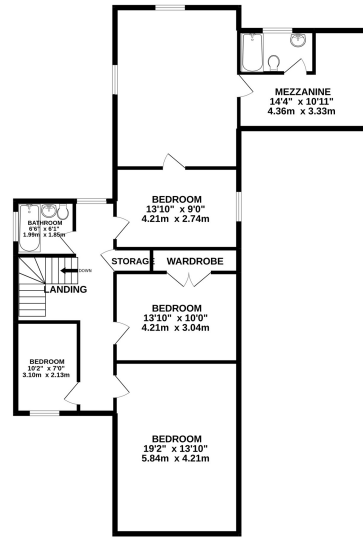


GROUND FLOOR
3073 sq.ft. (285.5 sq.m.) approx.

GROUND FLOOR
1605 sq.ft. (149.1 sq.m.) approx.



1ST FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



TOTAL FLOOR AREA: 2832 sq.ft. (263.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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