



Kingswood

12 Woodlands Road, Ashurst, Southampton, SO40 7AD

SPENCERS
NEW FOREST





KINGSWOOD

ASHURST • NEW FOREST • HAMPSHIRE

The Property

A rare opportunity to acquire a detached architecturally designed residence set in an attractive plot over two thirds of an acre, located directly opposite the open forest and moments from Ashurst New Forest Railway Station. The property offers generous living spaces, excellent attention to detail throughout and beautiful landscaped gardens with outbuildings and a swimming pool.

History

Kingswood is located on the original site of Busketts Fletchwood, an imposing Victorian Country Manor House built by Lawson Tait, a pioneering surgeon. The vendors purchased Kingswood, which occupies 2 plots of land sold off in 1936 and completed the construction of the current property in 1993.

£1,850,000



5/6



5



4







The Property

Entrance Hall - A solid oak front door with hand made stained glass inserts opens into an inviting entrance hall with an impressive L-Shaped wooden staircase, carpet runner with brass stair rods and oak flooring leading to all principle living areas.

Sitting Room - Large triple aspect room, double doors allowing direct access to the side garden and an impressive inglenook fireplace with deep ash pit and recessed log storage to each side. Oak framed glass panelled double doors opening into ...

Garden Room - A stunning light and spacious modern extension to the formal living area comprising a glass roof lantern ceiling light, exposed brickwork and arched oak timber frames with glass panels. A limestone-marble floor is laid throughout and access to the garden is available through three different doors creating a perfect flow from the house to the garden.

Family Room - Double aspect room with a large bay window overlooking the secluded driveway with glimpses of the open forest beyond the electric gates.

Kitchen - A beautiful character filled kitchen with handmade Cuisine Roux French cabinets, oak worktop with granite surrounding a white butler sink. Exposed brickwork arch is home to the impressive range cooker and beautiful timber framed windows allow views over the garden.

Dining Room - Spacious area for large dining room table, terracotta floor, exposed brickwork and wine storage area under brick archway with cupboards either side.

Utility - Terracotta flooring flowing from kitchen/dining area, floor and wall mounted oak shaker style cabinets, space for second fridge, oak work top, gas boiler and walkway through to laundry room.

Laundry Room - Added in 2000, porcelain tiled flooring with LED floor up-lighting, velux windows, space for white goods, hanging laundry rail and back door with steps down to the garden.





Cloakroom - Small storage area with hanging rail, separate door to WC and wash hand basin.

Study - Double aspect room with built in oak shelving.

Landing - Light and spacious galleried landing leading to all principle bedrooms and bathrooms with views over the front of the property.

Airing Cupboard - Large space with built in shelving.

Master Bedroom - Double aspect with Velux windows overlooking the garden and side aspect benefiting from a spacious walk in wardrobe with shelving.

En-Suite - Wood effect Amtico flooring, shower, WC and wash hand basin, under floor heating with window overlooking the front aspect.

Guest Bedroom - Window with garden view, built in wardrobe, en-suite with toilet, shower rail, shower, wash hand basin and under floor heating.

Bedroom 3 - Built in wardrobes, double aspect with views overlooking the front of the property and open forest.

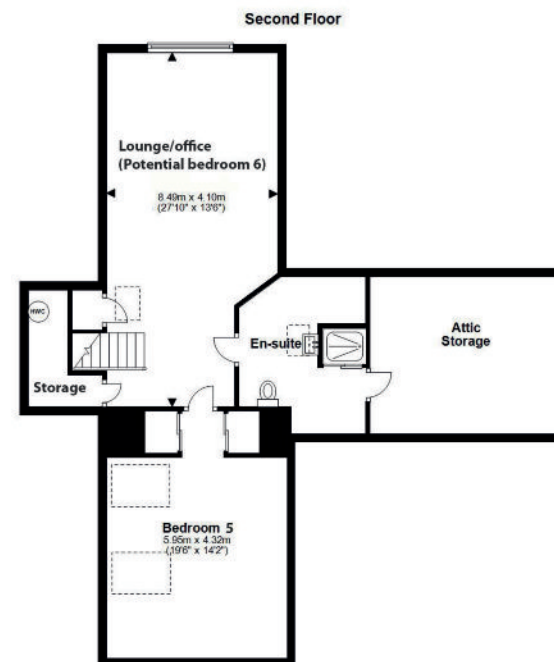
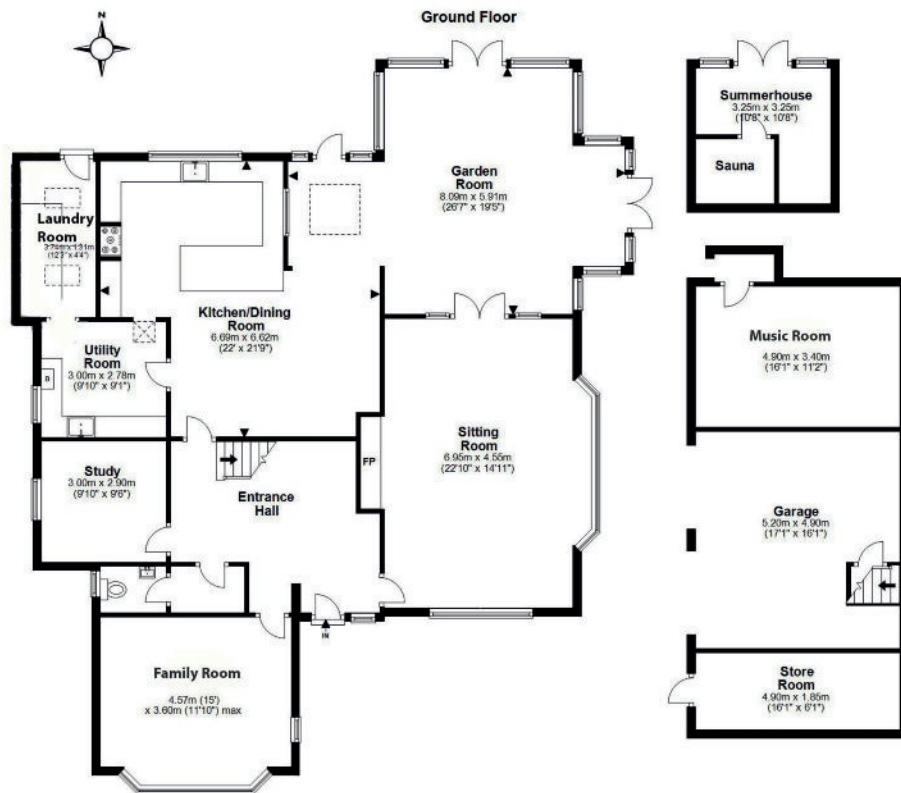
Bedroom 4 - Built in wardrobes with window overlooking rear garden.

Family Bathroom - Modern Victorian effect five-piece suite with rainwater shower, roll top bath, WC, bidet, wash hand basin, towel rail, under floor heating and views over garden.

Dressing Room/Study - Turning staircase leading upstairs to Bedroom 5. A double bedroom with Velux windows and two built in wardrobes. At present, the other half of this second storey loft conversion is used as a lounge with a beautiful feature pointed glass oak framed window. However, there is the possibility of creating a partition wall between the lounge and en-suite, thus creating a sixth bedroom.

En-suite - Modern bathroom with tiled central pillar, shower, WC and wash hand basin and access to eaves storage.





Approx Gross Internal Area: 385.7 sqm / 4151.2 sqft

Outbuildings (not necessarily in correct position/orientation):
108.6 sqm / 1167.9 sqft

Total Approx Gross Area: 494.3 sqm / 5319.1 sqft

FLOOR PLAN



Specification Notes:

- Underfloor heating to all the downstairs area (other than kitchen and utility) and upstairs bathrooms
- Electric double gates with automatic opening.
- All glazing panels replaced three years ago with energy efficient soft coat glazing
- Majority of casement fittings are solid bronze originating from the Midlands
- Imperial English bond brickwork
- Roof tiles; handmade Keymer tiles and ornamental shield tiles
- LED lighting throughout
- Viessmann boiler - newly installed, extremely energy efficient compensated system
- Porch tiles - original Victorian pattern from Dennis of Ruabon, Welsh tile manufacturer

Grounds & Gardens

Double electric gates open onto a gravel driveway with a planted turning circle. The driveway is flanked by attractive rhododendron borders creating privacy and seclusion. The front driveway houses a timber framed outbuilding housing a double car port, music studio with high specification sound proofing. There is also an upstairs office. The garage block is connected with electrics, water and main drainage.

The property sits on a plot just under 0.7 acres, with the main garden being laid to lawn with a terraced patio area surrounding the house. The property also benefits from a heated swimming pool (10m x 5m) with ranges in depth from 3ft to 6ft. Adjacent to the swimming pool is a hot tub and a pool house which houses a sauna and the filter pump boiler system for the pool.

Within the grounds there is also a log store, bike shed and tool shed.



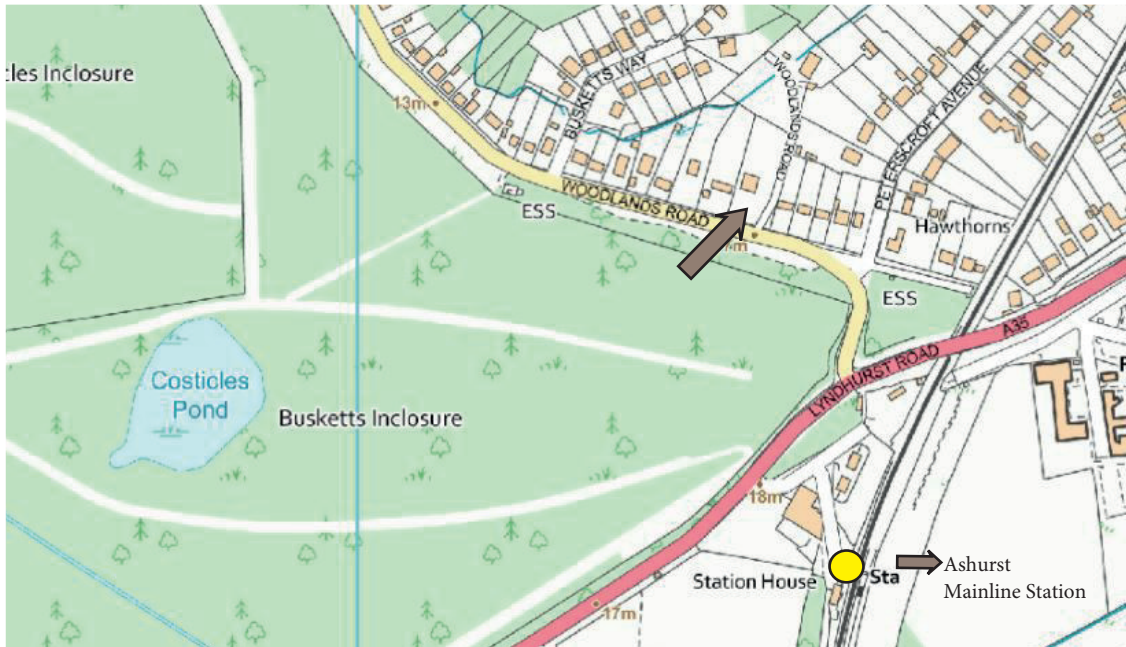


Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles into Ashurst. Before you pass over the Ashurst train station bridge, turn left onto Woodlands Road and follow the road round the bend and 12 Woodlands can be found on your right hand side set behind double electric wooden gates.

Location

- Secluded gardens
- Easy walk to village centre amenities and bus service
- Walk out to endless forest walks and cycle paths
- Many glorious beaches within 30 minutes
- 5 minute walk to Waterloo/Weymouth mainline station
- Excellent road links
- Lymington, Romsey, Ringwood, Southampton, Winchester, Brockenhurst all within easy reach



This New Forest village offers everything you could want for a convenient lifestyle with an excellent array of amenities on offer

The Situation

Woodlands Road is a particularly desirable residential area located on the north eastern edge of the New Forest National Park. The village of Ashurst is host to several pubs, shops, businesses, and restaurants with a wider range of amenities including a doctor's surgery, sports clubs and further restaurants available in nearby 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.

- Southampton Airport - 20 minutes by car/train
- Bournemouth Airport - 30 minutes by car
- Heathrow Airport - 75 minutes by car

Services

Energy Performance Rating: C

All mains services connected.

Tenure: Freehold

Viewing

By prior appointment only with the vendors sole selling agents Spencers of the New Forest.

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 for 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.



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com