



Oakbank

*Barrow Hill Road, Copythorne, Southampton, SO40 2PH*

SPENCERS  
ROMSEY









*A detached family home with numerous outbuildings set in impressive grounds extending to almost two acres, within the New Forest National Park.*

#### Ground Floor

Entrance Hall/ Sitting Room, Family Room, Kitchen/Dining Room, Principal Bedroom With En-Suite Shower Room, Additional Bedroom, Family Bathroom

#### First Floor

Two Bedrooms

#### Outbuildings

Large Two Storey Outbuilding , Additional Outbuildings

#### Outside

Two Driveways, Garaging, Gardens And Grounds Extending To Almost Two Acres

**Guide Price £1,150,000**



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# FLOOR PLAN



## Barrow Hill Road, Copythorne, Southampton, SO40

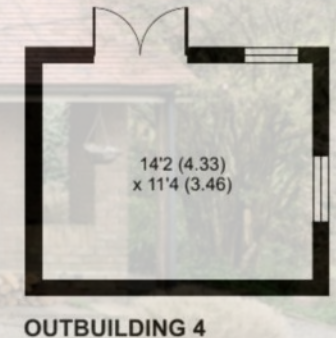
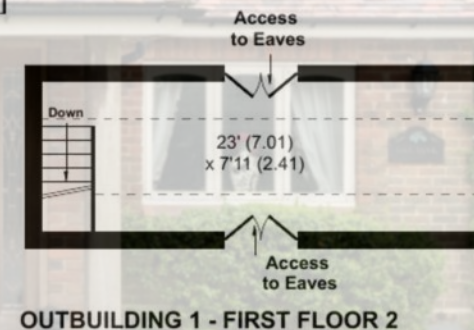
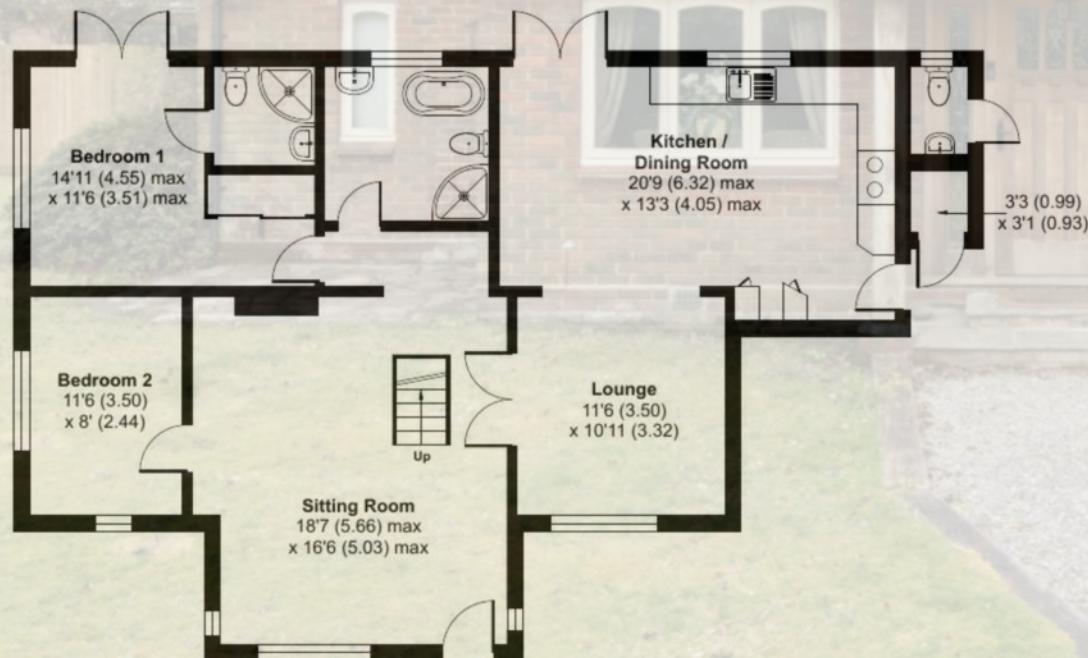
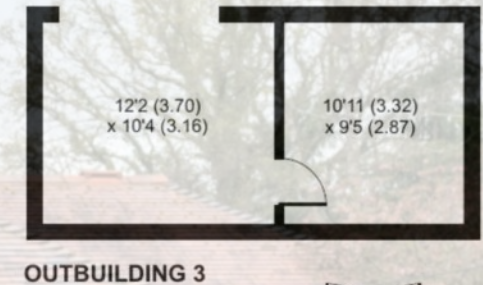
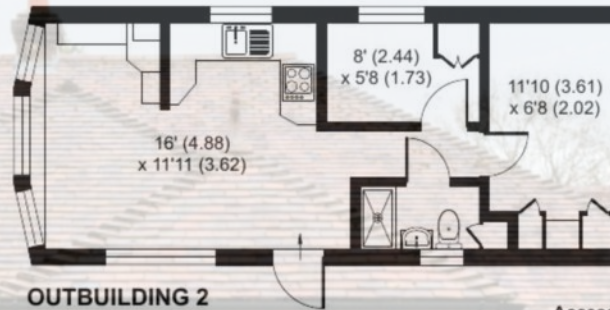
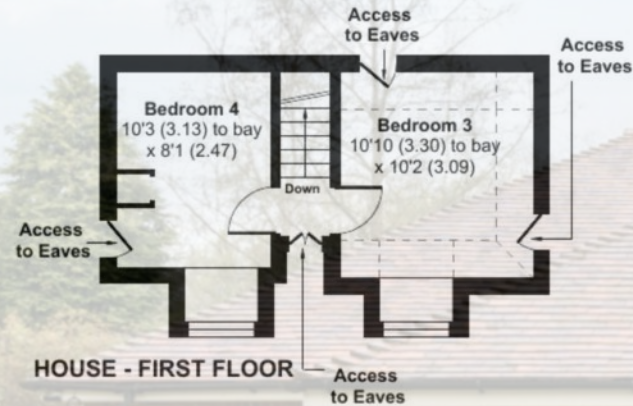
Approximate Area = 2072 sq ft / 192.4 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Outbuildings = 779 sq ft / 72.4 sq m

Total = 2898 sq ft / 269 sq m

For identification only - Not to scale







## The Property

A unique property that is very much about the 'sum of its parts' set in a highly desirable location within the New Forest National Park.

The main residence makes an excellent first impression with a spacious entrance hall/sitting room featuring a striking oak staircase and an exposed brick fireplace with a log-burning stove, creating a warm and cosy ambiance. From here, double doors open into a separate family room and an open-plan kitchen/dining room creating a seamless, inviting space ideal for modern living.

The kitchen area is fitted with a modern range of units and integrated appliances with granite work surfaces and an AGA cooker. The ground floor also houses two bedrooms, with the principal bedroom boasting an en-suite shower room, built-in storage and French doors opening out onto the rear terrace. Further rooms to this level include a family bathroom and a guest cloakroom and storeroom which are accessed externally.

To the first floor, there are two double bedrooms with eaves storage. Both of these bedrooms offer lovely views across the rear garden.







## Outside

Externally, this property impresses with two driveways providing off road parking for multiple vehicles and access to two car ports. The property is surrounded by expansive grounds, carefully arranged into distinct and inviting spaces that create a scenic and peaceful environment.

Adjoining and extending across the rear of the property is a large area of paved terrace providing an ideal space for outdoor dining, large gatherings and entertaining.

Substantial and versatile outbuildings offer flexible spaces and options for a number of uses (subject to the relevant consents being granted). These superb spaces add considerably to the main house and the lifestyle this particular property offers. In total, the gardens and grounds attributed to this home extend to almost two acres.



## The Situation

The property enjoys a pleasant, semi-rural location with established surrounds and open fields across the lane to the front.

Copythorne is located midway between Romsey and Cadnam and lies within the New Forest National Park. The open forest itself is within half a mile for those enjoying walking and equestrian pursuits. There is also easy access to the M27, which links to the A31 and the M3, providing access to Winchester and London.

The major centres of Southampton and Bournemouth are both within easy driving distance. Fast rail services are available at Southampton Central and Southampton Parkway at Junction 5 on the M27. There are also numerous schools for all ages, both state and private.





## Additional Information

Energy Performance Rating: D Current: 59 Potential: 78

Council Tax Band: D

Local Authority: New Forest District Council

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Conservation Area: Forest North East

Broadband: Broadband with speeds of approximately 42 Mbps (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

## Important Information

Spencers Property 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 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:

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