



FELLS GULLIVER
ESTATE AGENTS

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Brooklyn, Southampton Road, Cadnam, SO40 2NF

£650,000

- Three bedroom detached family home
- Fitted kitchen with integrated appliances
- Open plan lounge dining room
- Gardens adjoins open paddock land providing outstanding outlook
- Detached annexe accommodation
- Plot extends to just under half an acre
- Easy access to A31/M27 providing links to South Coast and London
- Off road parking for ample cars





3



1



2

A fantastic opportunity to acquire a lovely three bedroom detached family home with a separate annexe accommodation. The plot extends to just under half an acre backing onto open paddocks in the popular village of Cadnam.

The property is situated in the village of Cadnam in the New Forest National Park and is only a short drive from the A31/M27 with links to London and the South Coast. Local primary schools include Bartley and Copythorne, with the secondary school catchment falling into Hounslow. Cadnam enjoys a number of local well-regarded public houses and eateries, and it has a wide range of amenities available only a short drive away in Totton and Lyndhurst.

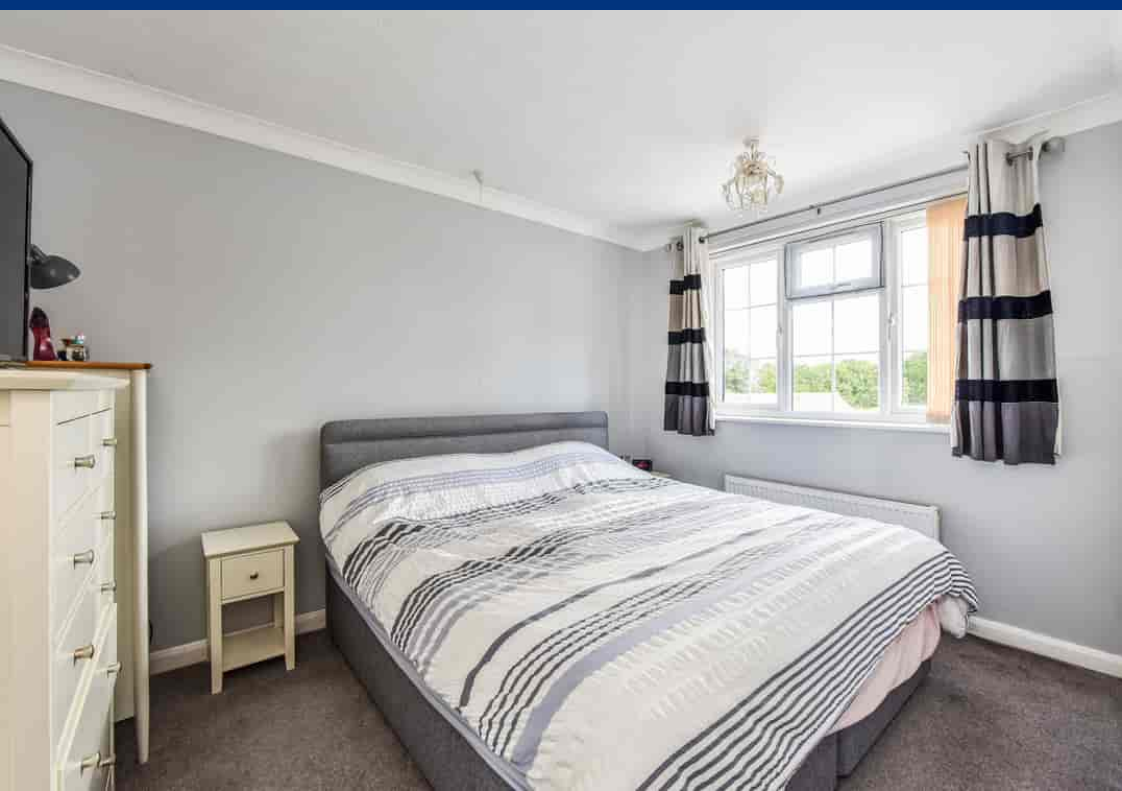


As you step inside, you're greeted by a welcoming hallway with doors leading into the sitting room and kitchen. The stairs rise to the first floor and are finished with decorative iron balustrades. The sitting room is a light airy space with a gas feature fireplace and archway leading through into the dining area. The dining room has sliding doors to the rear which open into the lean too/ conservatory and have views of the garden. The kitchen has a good variety of fitted cupboards with several integrated appliances which include a gas hob/electric oven, dishwasher, and fridge.

Upstairs, you'll find a bright landing with an abundance of natural light, the main bedroom, a spacious bedroom located at the front of the house, offers plenty of storage with built-in wardrobes. The second bedroom, generous in size, gifts you with the most fabulous outlook at the rear of the rear garden and paddock land. The third bedroom, a cozy single room provides additional storage. All rooms share access to the well-appointed family bathroom.







The annexe is accessed from the garden. Once a double garage, it now houses a spacious sitting room/bedroom filled with natural light from dual-aspect windows. A flight of stairs unveils another room, currently serving as a bedroom, complete with velux-style windows and an accessible shower room.

The front garden has a manicured lawn and is bordered by a towering herbaceous hedge. Off road parking is available, and double gates lead to additional parking spaces at the rear.

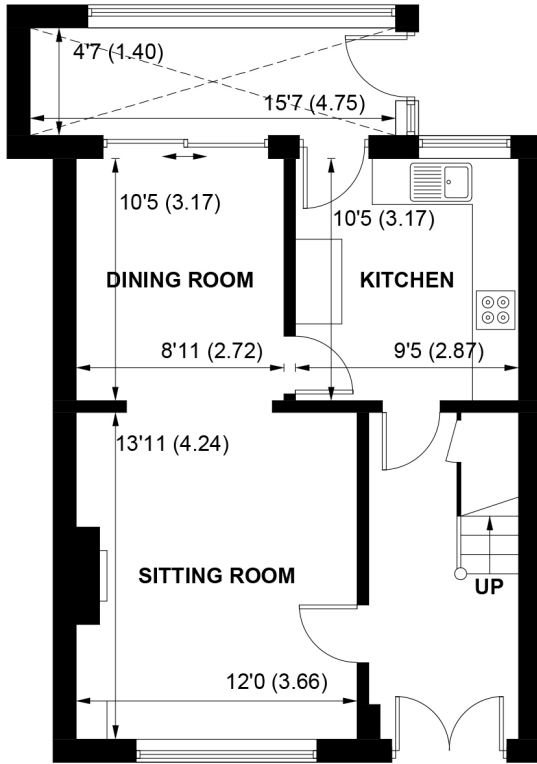
The real gem is the rear garden. Extending to nearly half an acre, it spills behind neighbouring properties, offering an expansive lawned area, that edges onto open paddocks.

Sellers Position - Buying on

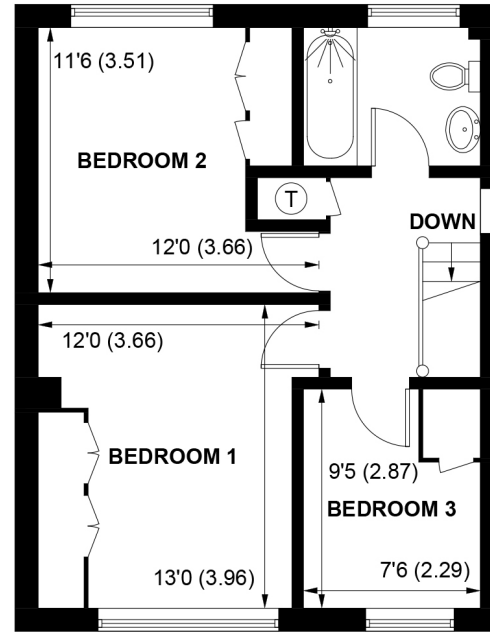
Infants and Junior school - Copythorne and Bartley

Secondary School - Hounslow School

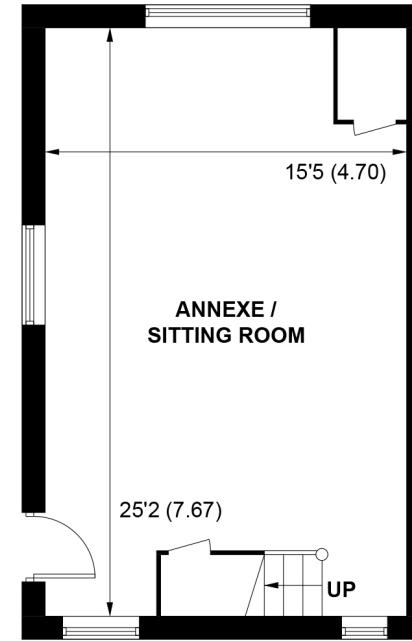
Council Tax - Band E - New Forest District Council



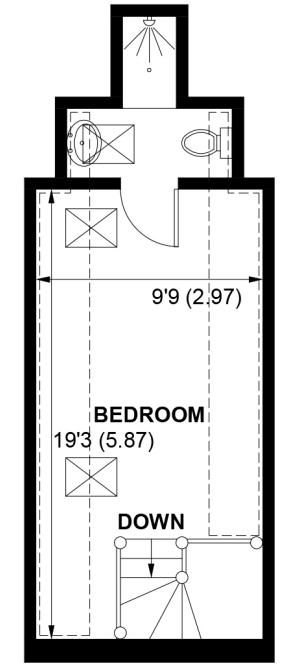
GROUND FLOOR



FIRST FLOOR



**ANNEXE - GROUND FLOOR
(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)**



ANNEXE - FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 1024 SQ FT / 95.1 SQ M

ANNEXE = 607 SQ FT / 56.4 SQ M

TOTAL = 1631 SQ FT / 151.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

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