



**180 Woodlands Road**

*Woodlands, SO40 7GL*

**SPENCERS**  
NEW FOREST









# 180 WOODLANDS ROAD

WOODLANDS • NEW FOREST

*A well-presented small holding/equestrian property offering three/four bedrooms, two bathroom and benefiting from an attached two bedroom annexe. Positioned in the sought after hamlet of Woodlands, the property offers ample parking for at least six vehicles, circa one acre of land with stables, tack room and large detached workshop/garage with plumbing installed.*

£995,000



4



4



3





## The Property

An entrance porch with composite front door grants access to the inner hallway which has wooden flooring. This leads into a generous living room with feature wood burner and double glazed window to the front elevation.

The kitchen/diner features a Rangemaster oven, free standing appliances and a double Belfast sink. Patio doors lead out to the rear garden and paddock.

Bedroom One has built-in wardrobes and a window with front aspects.

Bedroom Two is situated to the front of the property and also has built-in wardrobes.

Bedroom Three is set to the rear with aspects across the grounds and gardens.

Bedroom Four/Study is also located to the rear of the property.

The family bathroom offers a three piece suite incorporating bath, with shower over, w/c, hand wash basin, heated towel rail, full-height aqua panels and opaque window.

A separate shower room offers a w/c and hand wash basin. Opaque window.

## Annexe

An attached generous annexe is set across two floors and provides self contained accommodation including a conservatory which leads into a separate entrance and living room. A kitchen is set off this area with an en suite bedroom to the ground floor level. Stairs lead to a further reception room or storage area with velux windows inset.



Ground Floor

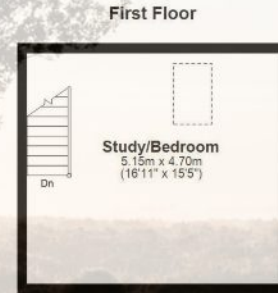
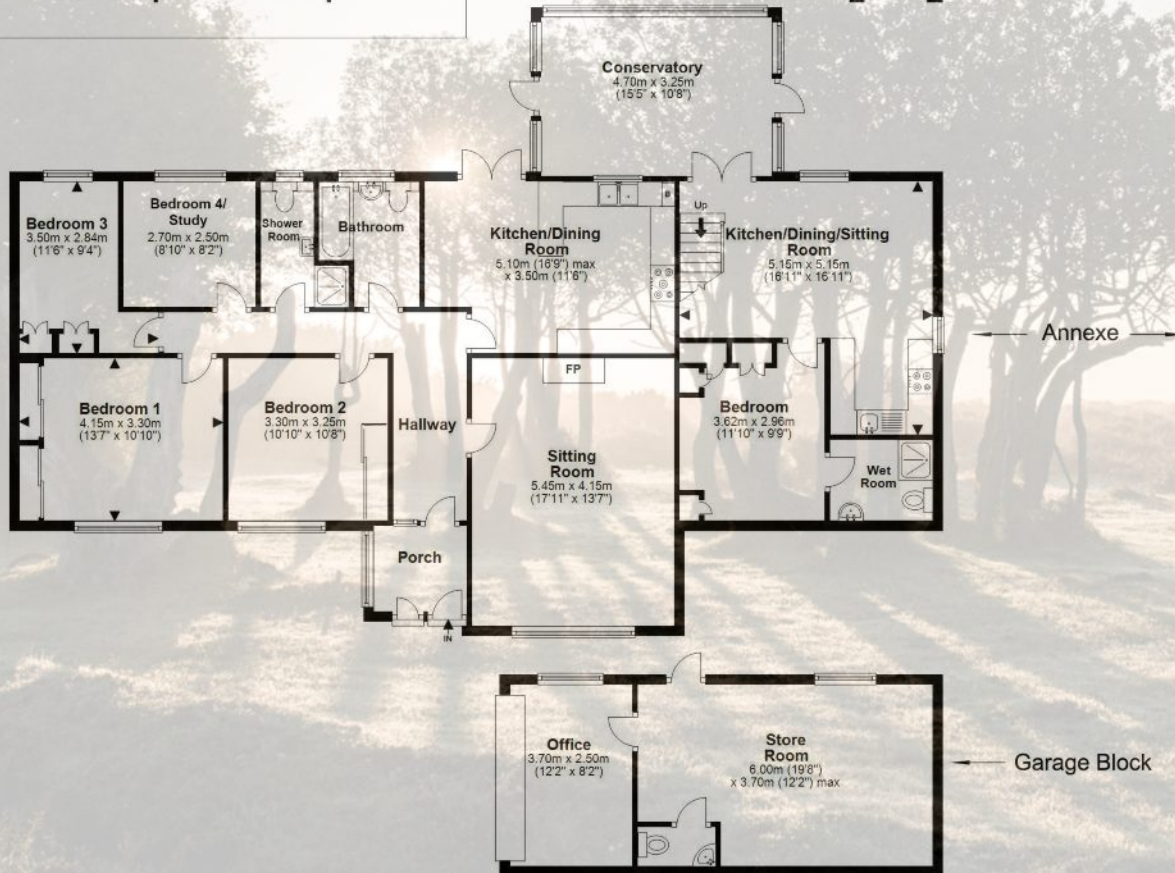


**Approx Gross Internal Areas**

Main House: 100.9 sqm / 1085.6 sqft  
 Annexe: 76.3 sqm / 820.7 sqft  
 Garage Block: 31.9 sqm / 343.3 sqft  
 Outbuildings: 33.3 sqm / 357.5 sqft

**Total Approx Gross Area:  
 242.4 sqm / 2607.1 sqft**

**Floor Plan**





## Grounds & Gardens

This lovely bungalow has extensive parking for vehicles with lawn to the side of the house which leads to the rear of the plot and to a paddock circa one acre with stables and tack room.

The rear garden is also laid to lawn with a patio area which is ideal for al fresco dining.

A large garage at the front of the property would work well as a workshop/garage/office or potential annexe STP. An EV charger is affixed to the exterior of the garage wall.

## Additional Information

Tenure: Freehold

Council Tax Band: For main property D. For annexe A.

Energy Performance Rating: TBC

Conservation Area: Forest Area North

Property Construction: Traditional

Services: Mains gas, electric, water and drainage

Gas Central Heating

The property benefits from a range of solar panels which we understand currently generates in the region of £3,000 per annum along with storage batteries to provide electricity for essential appliances during a power cut.

Broadband: Fibre optic broadband

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property.

Mobile Coverage: No known issues, buyers to check with their provider.

EV Charger





## Directions

From Lyndhurst, proceed along the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles to Ashurst. On the approach to the Ashurst train station bridge, turn left onto Woodlands Road and continue to the end of the road before turning right. Follow the road and the property can be found on the right hand side on the bend.

## 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 or Romsey.

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.

## Important Notice

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 or 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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