



Granmor House

Bourne Road, Woodlands, SO40 7GR

SPENCERS
NEW FOREST





GRANMOR HOUSE

BOURNE ROAD • WOODLANDS

Coming to the market for the first time since built in 1971 and having been in the same family for three generations. This home offers excellent potential to improve and extend (STP) having lapsed planning for a conservatory. Set on a leafy lane in the desirable location of Woodlands with a detached brick garage and grounds extending to around 1/3 acre.

£850,000

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The Property

The front door opens to a generous hallway with turning staircase to the bedrooms and a part galleried landing. There is a ground floor shower room. A reclaimed cherry wood floor runs throughout the majority of the ground floor.

The large sitting room at the rear has a triple aspect with glazed double doors opening to the garden. There is a brick fireplace with log burning stove. The dining room is also triple aspect and, positioned adjacent, is the kitchen/breakfast room which was upgraded in 2007. With a comprehensive range of light wood storage cupboards and drawers with coordinating granite work surfaces above. Integral appliances include a fridge/freezer and dishwasher, fan oven, grill and separate electric hob with extraction over. There is ample room for a breakfast table and chairs and glazed double doors open to the garden room again with french doors to the garden. There is also a door to the laundry room, another door to the parking area and access to the rear of the attached brick built garage with light, power and where the oil boiler is located (installed in 2007).

The rooms behind the garage form part of a single storey extension completed in 2007 with expired planning permission (05/84164) for a sun room on the back of the lounge. Please see the link below, to see what was passed.

<https://planning.agileapplications.co.uk/nfnpa/application-details/48944>

The first floor accommodation comprises a large principal bedroom with triple aspect windows and fitted wardrobe. There are two further double bedrooms served by a family bathroom.

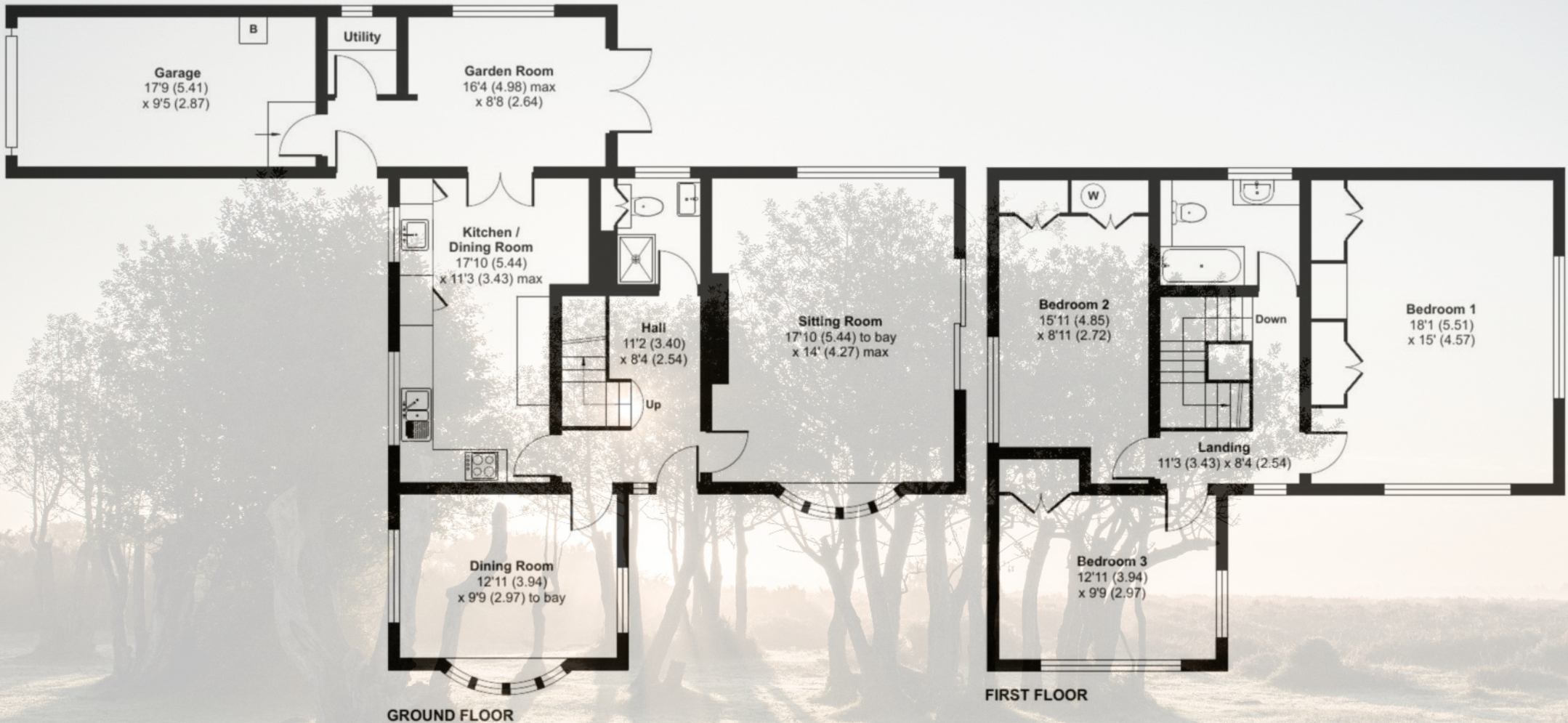


Approximate Area = 1654 sq ft / 153.6 sq m

Garage = 161 sq ft / 15 sq m

Total = 1815 sq ft / 168.6 sq m

For identification only - Not to scale





Grounds and Gardens

Gated access leads to a large parking area in front of the garage and house. The plot offers a high degree of privacy with mature boundaries and a new fence to the rear garden boundary.

There is an area of patio to the side and rear of the house and the whole has a very sunny aspect. There is an area of vegetable garden. The garden is mainly laid to lawn interspersed with specimen trees and shrubs.

Directions

From our office in Brockenhurst, head north on the A337 to Lyndhurst passing through the town bearing left to continue towards the Cadnam roundabout. Turn right towards Bartley on the Southampton Road.

Or, from the M27 exit at junction 1, continue to the first roundabout and take the second exit to Bartley.

Continue along the Southampton Road for approximately two miles before taking a turning on the right hand side to Bourne Road. Once on Bourne Road, take the second left into Bourne Lane where the property is found immediately on the right on the corner of the junction.



The Situation

Located within the New Forest National Park, which offers unlimited recreational and riding facilities, with renowned sailing facilities within easy reach along the coast.

With both the villages of Bartley and Ashurst there are village stores, pharmacy, post office, schools and public houses within easy access and the mainline railway station at Ashurst provide access to London.

Additional Information

Mains water, sewage and electricity

Oil fired central heating

Agent note: There is a gas main in the road

Tenure: Freehold

Energy Performance Rating: E Current: 52 Potential: 75

Council Tax Band: F

Superfast broadband with speeds of up to 71 Mbps is available at the property



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 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:

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