



**Robin Hill**

*160 Woodlands Road, Ashurst, SO40 7AP*

**SPENCERS**  
NEW FOREST





## ROBIN HILL

160 WOODLANDS ROAD • ASHURST

*With far reaching forest views in the prime location, this well maintained and extended five bedroom family home has an integral annexe and permission has been granted to convert a 60' outbuilding to an annexe. The property further benefits from a stunning open, sunny and private landscaped garden, just over 0.8 acres, garaging and plentiful off road parking.*

*This highly desirable road is set within easy access of the motorway network and close proximity of local amenities and the train station in Ashurst with superb connections into London Waterloo. The forest nearby provides an array of superb cycle and walking routes.*

£1,745,000



7



4



4





## The Property

An entrance porch opens into an impressive entrance hall providing access to the ground floor accommodation and integral annexed accommodation. A new light laminate floor has been installed throughout the majority of the ground floor.

A particularly generous living room offers dual aspects across the gardens with an attractive central fireplace with wood burner, flanked with two arched windows and double doors lead through to the spacious dining room with tiled floor. This, in turn, opens into a large conservatory, again with a tiled floor and lovely views across the rear garden and French doors leading out to the terrace.

A good size kitchen/breakfast room is accessed from here and offers extensive kitchen units with peninsula island and coordinating work surfaces with some integrated appliances and lovely views again across the gardens.

To the rear of the hallway there is access to the cloak room and a useful utility room, which offers space for laundry facilities.

The versatile annexe, accessed from the hallway offers self contained accommodation to suit dependent relatives or to derive an income potentially. With open planned kitchen/reception room overlooking the front gardens and an en suite bedroom. There may be scope to provide separate access directly into the annexe if required.



## The Property Continued...

Stairs lead from the ground floor and new carpet has been fitted from this point. There are six good sized bedrooms, five of which are double rooms and one of which offer en suite bathroom facilities.

The principal generous bedroom is set at the rear of the property with far reaching views across the garden and paddocks beyond and offers built in wardrobes. Two family bathrooms completes the first floor accommodation.



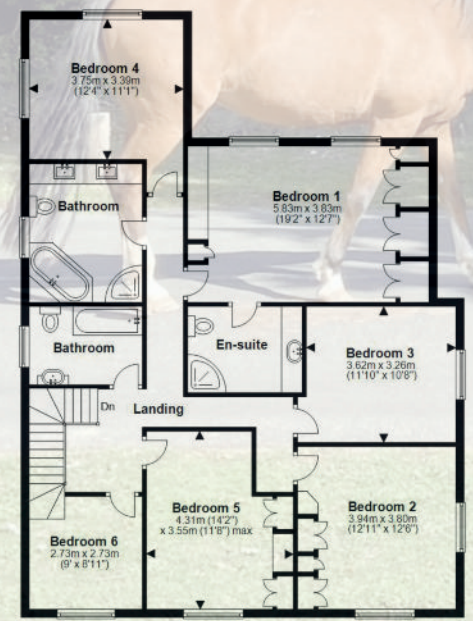
**Ground Floor**



**Floor Plan**



**First Floor**



**Approx Gross Internal Areas**

Main House: 320.4 sqm / 3449.0 sqft  
 Outbuilding (not necessarily in correct position):  
 115.4 sqm / 1242.0 sqft

**Total Approx Gross Area (excluding Car Port):  
 435.8 sqm / 4691.0 sqft**

Illustration for identification purposes only; measurements are approximate, not to scale. FP US/veh  
 Plan produced using PlanUp.





## Grounds & Gardens

An electric five bar gate leads onto a generous gravel driveway to the garaging and parking area in front of the property.

The property is set centrally within its plot with stunning mature and private gardens mainly laid to lawn.

The front garden is arranged around an expanse of lawn with well planted mature shrubs and perennial flowers to the borders and a selection of ornamental trees. Immediately abutting the property there is a small terrace benefiting from southerly aspects.

There is a double oak framed open car port to the side of the property with electric car charge point and a side access gate leads to the stunning rear garden. A large terrace is set across the rear of the property providing for entertaining and alfresco dining with access from the kitchen and conservatory.

The large 60' work shop/outbuilding is set towards the rear of the garden with full planning permission to convert to an annexe.

In all the plot offers just over 0.8 acres.

## Agents Note

A certificate of lawful development allows for the large outbuilding, approximately 60ft to be converted to a residential annexe. Currently offering a large storage area utilised for storage of the sit on lawn mowers. Two further rooms are used as a workshop and a home office.





*Woodlands offers the benefit of a local pub within walking distance and direct forest access, ideal for walking, cycling and horse riding.*



### **Additional Information**

Mains electric, gas and drainage

Tenure: Freehold

Energy Performance Rating: C Current: 69 Potential: 81

Council Tax Band: G

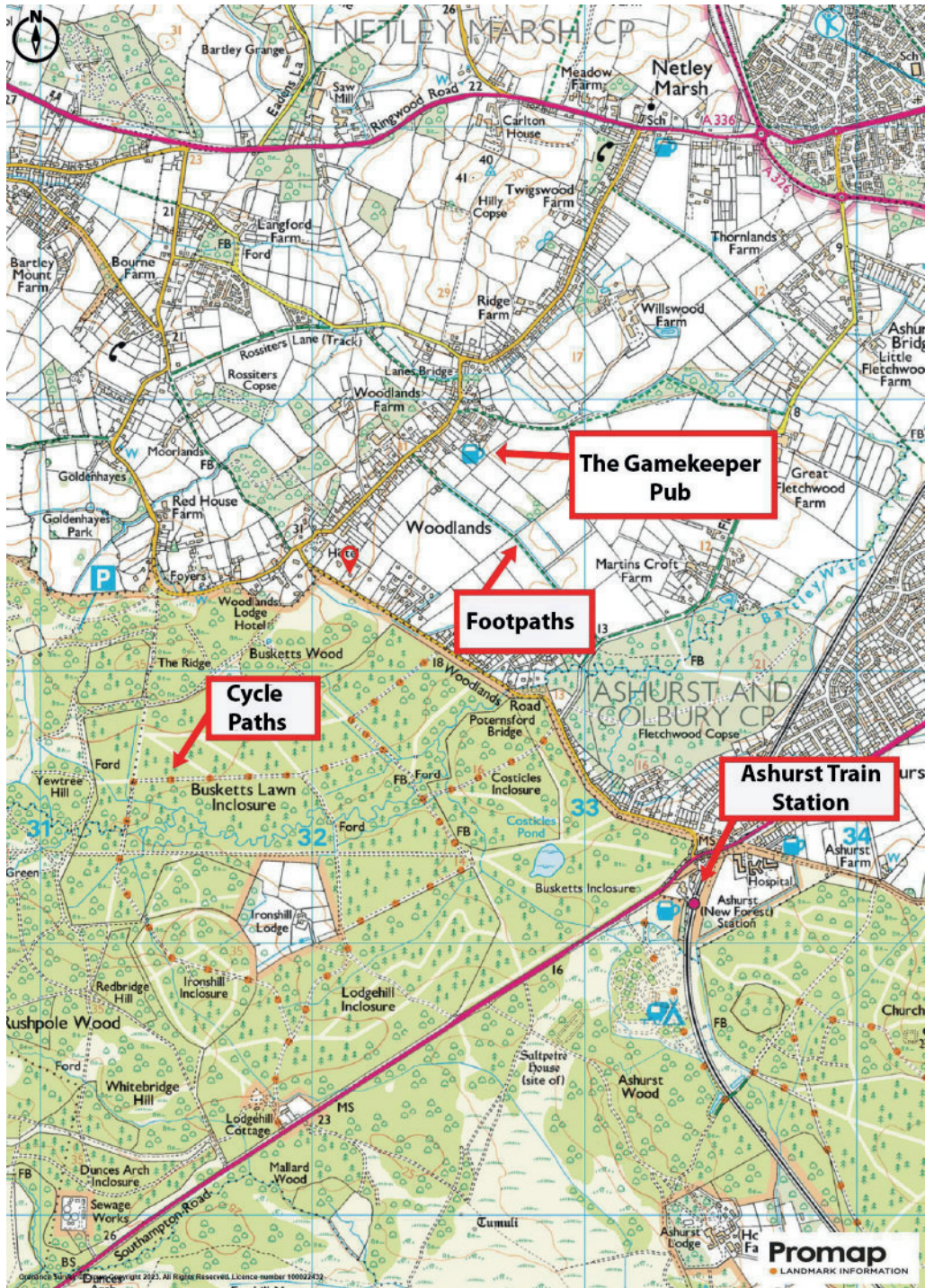
### **Directions**

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 follow the road for a mile or so across the cattle grid. Robin Hill can be found on your right hand side just past the second turn off for The Crescent.

### **Location**

- Local facilities at Woodlands include The Gamekeeper Inn.
- Access to Ashurst amenities and bus service
- Level 1 mile walk to Waterloo/Weymouth mainline train station
- Walk out to endless forest walks, cycle paths and horse riding
- Many glorious beaches within 30 minutes
- Excellent road links
- Lymington, Romsey, Ringwood, Southampton, Winchester, Salisbury and Brockenhurst all within easy reach







## 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.

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

## 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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