



FELLS GULLIVER
ESTATE AGENTS

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394 Woodlands Road, Woodlands, Hampshire SO40 7GA

£525,000

- ARCHITECT DESIGNED
- SPECTACULAR VIEWS
- FLEXIBLE ACCOMODATION
- TWO FURTHER BEDROOMS
- NUMEROUS PARKING
- OPEN PLAN LIVING
- 1/3RD OF AN ACRE
- SUPERB PRINCIPLE BEDROOM
- GENEROUS RECEPTION SPACE
- NO CHAIN





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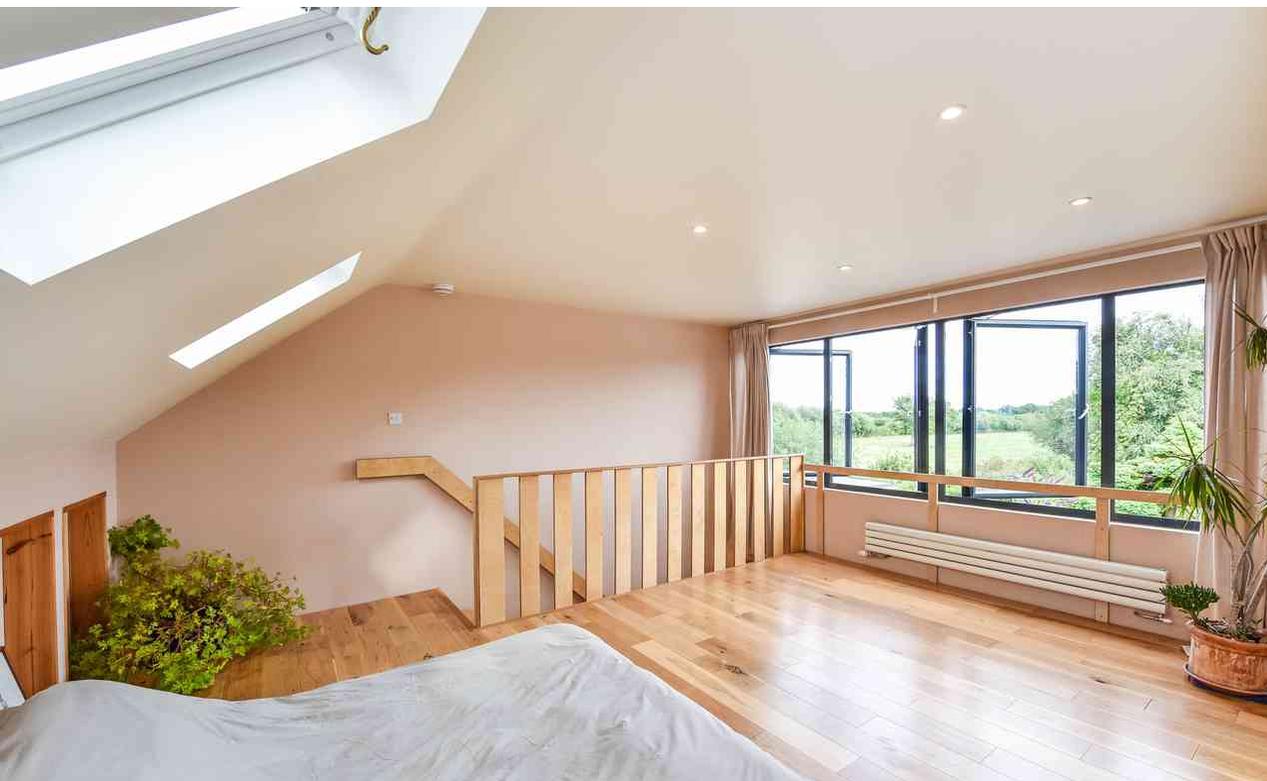


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The well designed accommodation takes full advantage of the beautiful views of the grounds and farmland beyond. The principal reception space is a light filled open plan area with bi fold doors out into the garden and is wonderfully suited to informal entertaining. The principal bedroom is equally dramatic with great views and an en-suite. There are two further bedrooms downstairs, one currently used a snug. The kitchen blends with the reception room.



The gardens are a delight and extend to a 1/3rd of an acre, yet are designed into individual sections for ease of maintenance. There are a number of well shielded al-fresco entertaining space. Whilst a fabulous size, the grounds are designed by a landscape gardener for ease of maintenance. There is a established vegetable patch and a number of fruit trees and soft fruits plants. Within the garden there is ample space for additional sheds. The gardens back onto farmland and offer a good level of privacy.



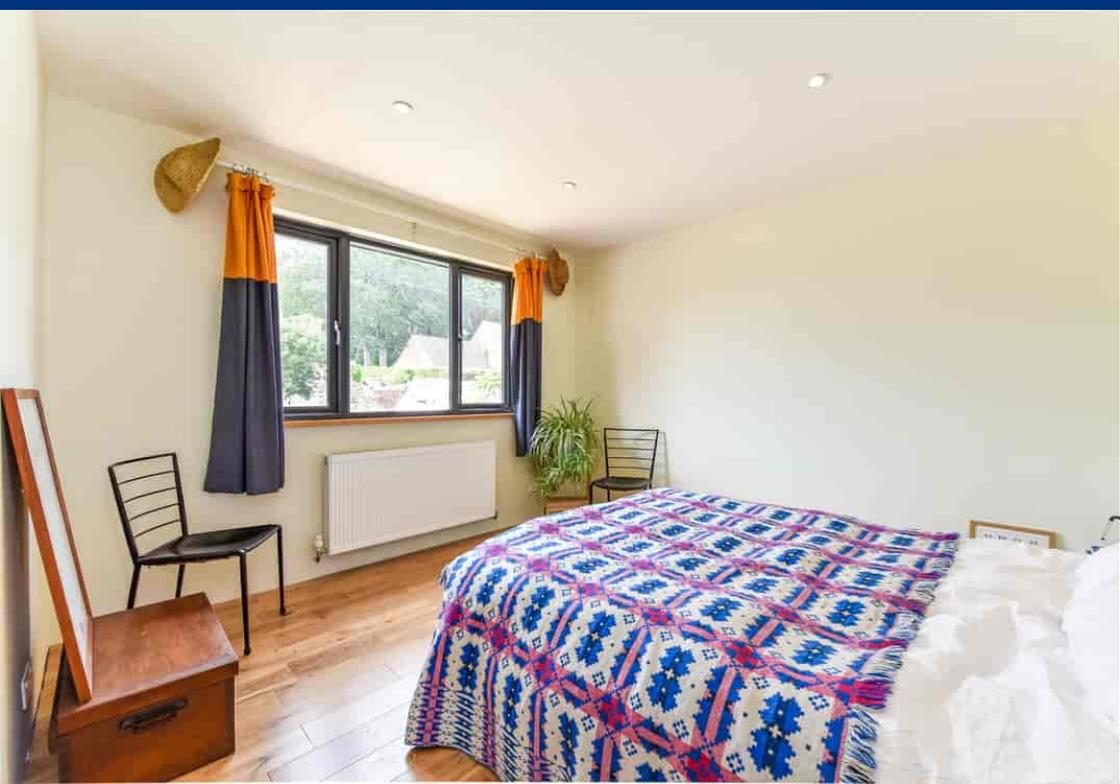


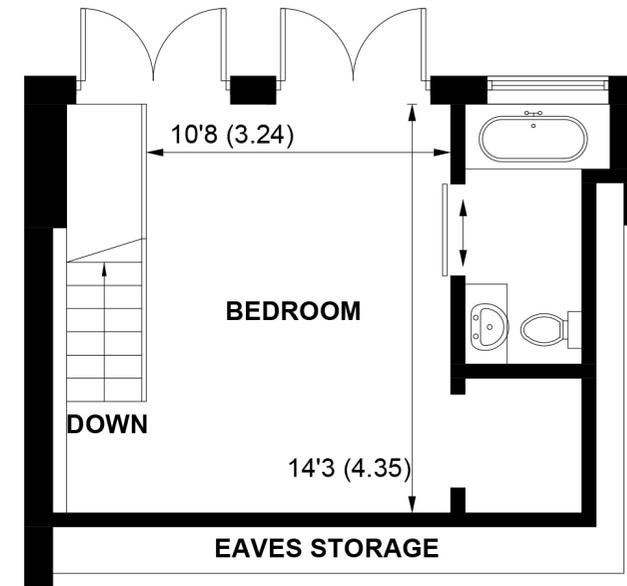
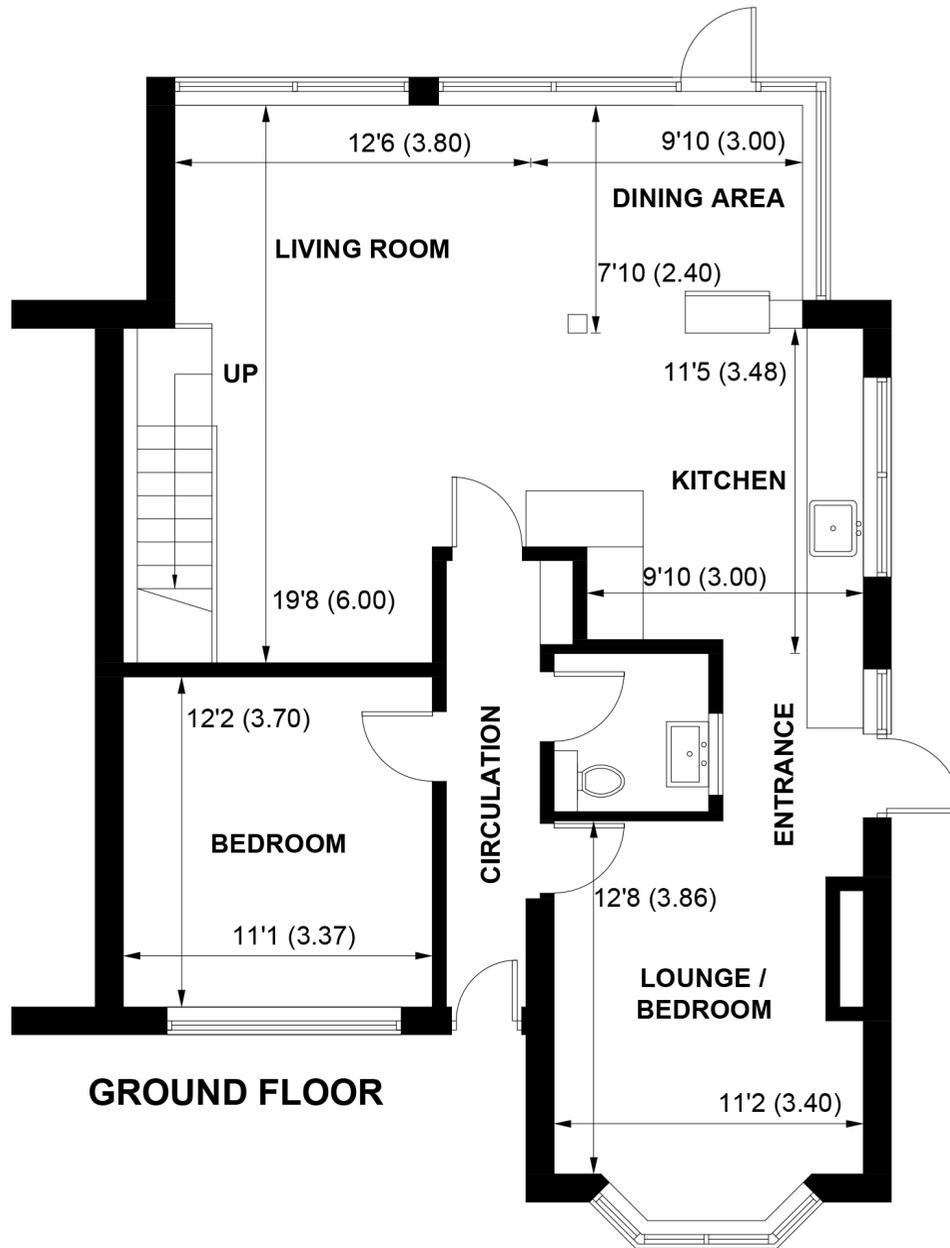


Woodlands is a delightful village within the New Forest National Park. The village has two country pubs, pre and infant schools and a village hall. The open Forest is easily accessible, with it's wide array of outdoor pursuits and activities.

The larger commercial centres of Southampton and Bournemouth with the main line rail stations and airports are within easy reach.

We recommend a detailed inspection to appreciate all this fine property has to offer.





APPROXIMATE GROSS INTERNAL AREA = 1143 SQ FT / 106.2 SQ M

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

Produced by Emzo Marketing



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