



337 Woodlands Road

Woodlands, SO40 7GE

SPENCERS
NEW FOREST





A quintessential two bedroom forest cottage set in a popular semi rural enclave on the eastern fringes of the New Forest within easy reach of the open forest and local amenities of Lyndhurst. The cottage offers well appointed accommodation throughout with the benefit of a woodburning stove within the sitting room and generous kitchen/dining room with Aga. The cottage is well presented having recently benefitted from a programme of refurbishment and benefits from a pretty enclosed front garden and off road parking.

The Property

Believed to date back to circa 1921, this delightful forest cottage has been refurbished in recent times including replacement windows and retains all the charm you would expect of a period cottage.

The entrance leads into a useful porch area for boot and coat storage and which in turn leads into a cosy, beautifully appointed sitting room with a feature fireplace housing a wood burning stove set on a flagstone hearth.

A door leads into a generous farmhouse style kitchen/dining room with character hand painted kitchen with an extensive range of units set alongside complimentary quartz worksurfaces. There is a central gas fired red Aga offering two ovens and plumbing for a dishwasher. There is ample room for a dining table and chairs. Open tread stairs lead up to the first floor accommodation and a side door leads into the utility room offering additional kitchen cupboards. From here a door leads out to the rear terrace and also into the garage at the other side which offers good storage and plumbing for appliances.

OIEO £399,950



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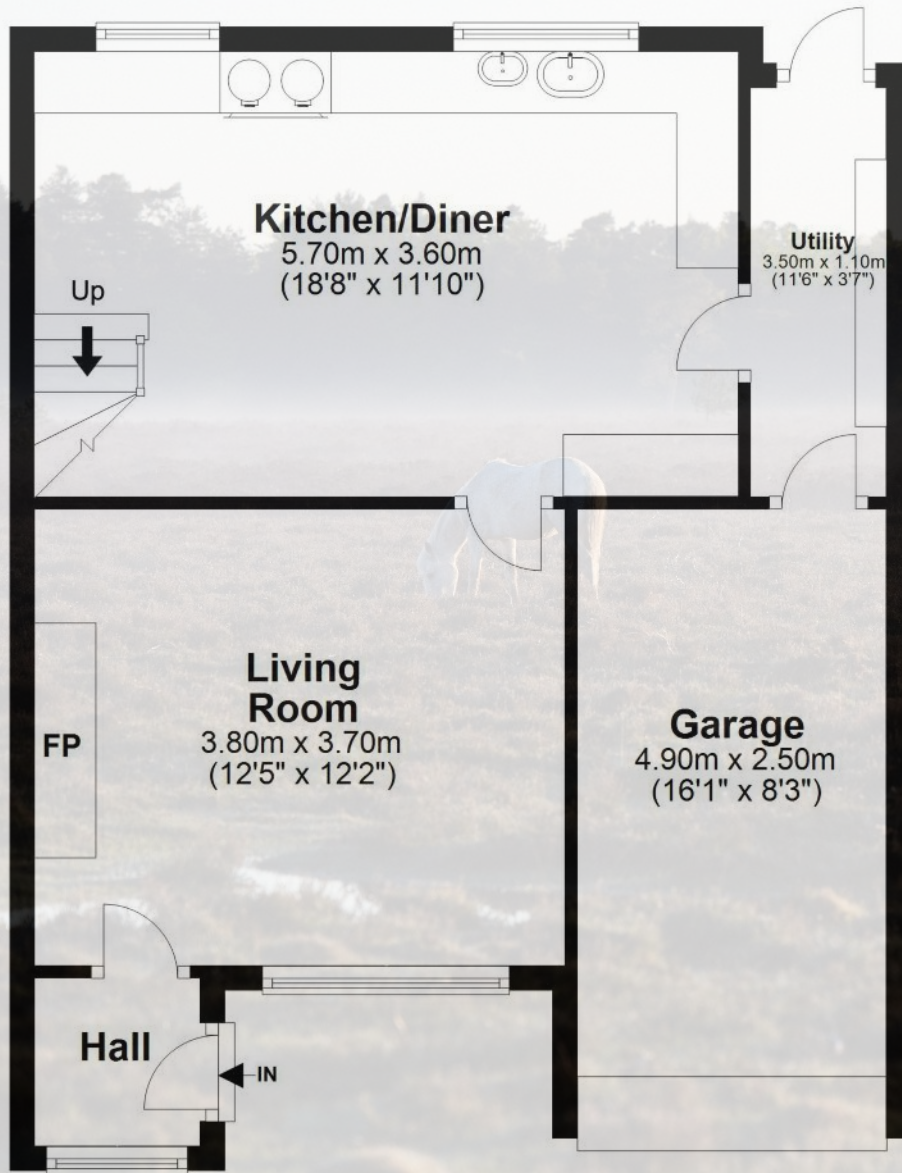
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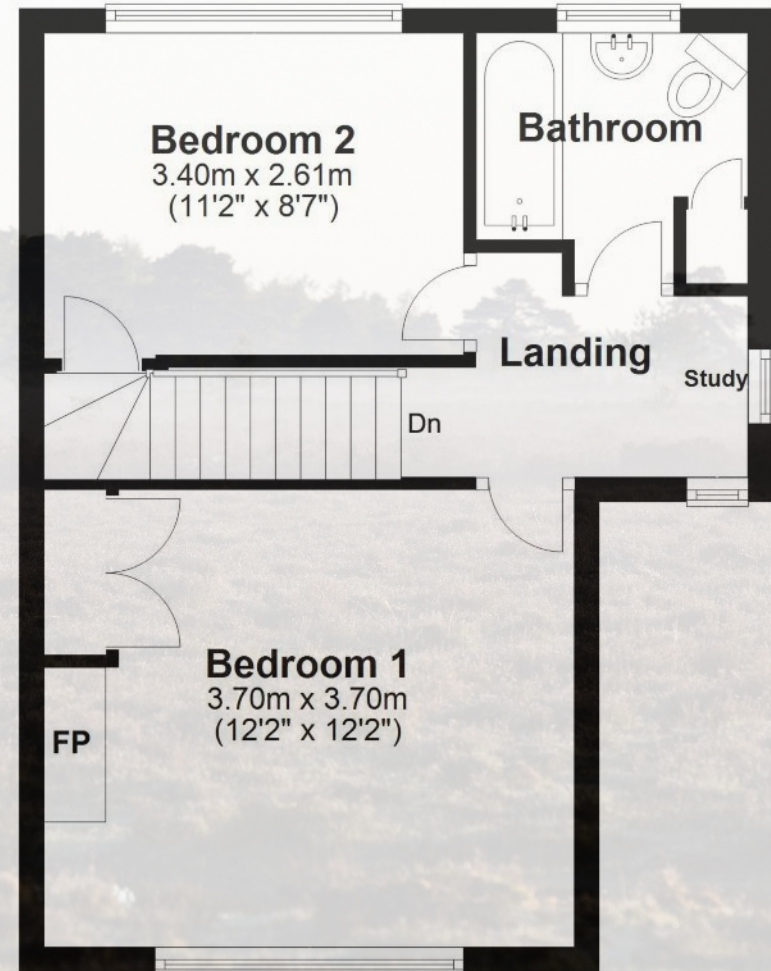
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Floor Plan

Ground Floor



First Floor



Approx Gross Internal Areas
Ground Floor: 54.6 sqm / 588 sqft
First Floor: 36.8 sqm / 396 sqft
Total Approx Gross Area: 91.4 sqm / 984 sqft



The Property Continued...

The first floor accommodation leads to a landing area, currently used as an office area with landing window and built in storage. From here there is access to the two double bedrooms and family bathroom

Both bedrooms are good sized rooms with the main bedroom at the front benefiting from a built in double wardrobe and ornamental fire surround. A loft hatch from here accesses the loft void which is part boarded for further storage. The second bedroom is set to the rear of the cottage with open views across the playing fields to the rear and houses a deep built in storage cupboard.

A modern tiled family bathroom offers a bath with shower set over, WC and vanity wash basin. The gas boiler is housed in a corner cupboard. The bathroom completes the first-floor accommodation.

Grounds & Gardens

To the front of the property, a five bar gate opens onto a block paved drive offering off street parking for a couple of cars.

The main area of garden is set at the front, enclosed by a mix of picket and lapwood fencing with shrubs and flower borders whilst predominantly laid to level lawn. Access leads to the entrance and garage from here.

At the rear of the property there is a westerly facing courtyard area set across the rear of the property providing a further area for seating if required. The property backs onto the local village hall recreation area providing a lovely back drop as a semi rural 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 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.





Directions

From Lyndhurst, proceed down the High Street onto the A35 Southampton Road and follow for approximately 2.5 miles into Ashurst. As you pass over the Ashurst train station bridge, turn left onto Woodlands Road and continue to the end of the road before turning right. Follow the road for approximately 1.2 miles, past the turn for Rossiters Lane and the property will then be found on your left hand side immediately past the village hall.

Services

Energy Performance Rating: E Current: 45 Potential: 81

All mains services connected

Tenure: Freehold

Situation

Woodlands Road is a particularly desirable residential area located on the north eastern edge of the New Forest National Park. Within Woodlands there is a public house, village hall and the highly regarded Hotel Terra Vina with a wider range of amenities including shops, schools, public houses and restaurants available in the nearby villages of Ashurst and Lyndhurst. 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.



For more information or to arrange a viewing please contact us:

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