



The Gables

Winsor Road, Winsor, Southampton, SO40 2HF

SPENCERS
NEW FOREST





A superb, three bedroom detached home offering beautifully appointed and flexible accommodation throughout. The property is set in a good size plot approaching a fifth of an acre and further benefits from garaging, off road parking, outbuildings and stunning views across fields to the front.

The Property

A covered entrance porch opens via a partially glazed, wooden front door into a welcoming entrance hall, from where doors link to the principal living spaces and a stairwell ascends to the first floor.

The magnificent sitting room features a polished stone fireplace and hearth with woodburning stove and a window overlooking the lovely front aspect. Open to the sitting room is lovely, double aspect Music Room offering space for a baby grand piano. From here, French doors open out onto the rear terrace and barbeque area.

To the other side of the hallway is an impressive family/media room which offers options for a variety of uses and enjoys views across the front aspect.

At the end of the hallway is the kitchen/breakfast room, which extends across the back of the property and enjoys views of the rear garden. The kitchen is fitted with a range of modern units, built-in appliances and a central island unit, with space for a large fridge/freezer.

£785,000



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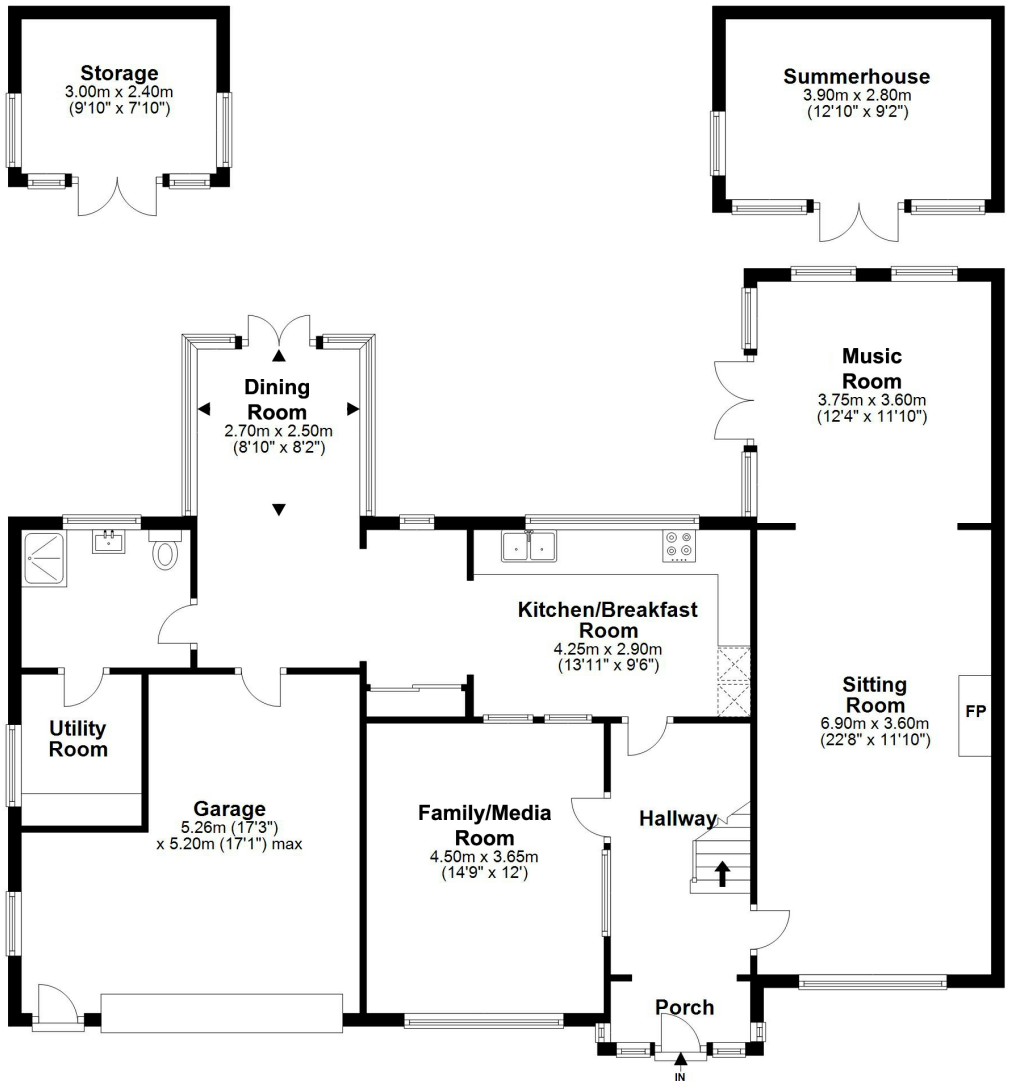
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FLOOR PLAN

Ground Floor

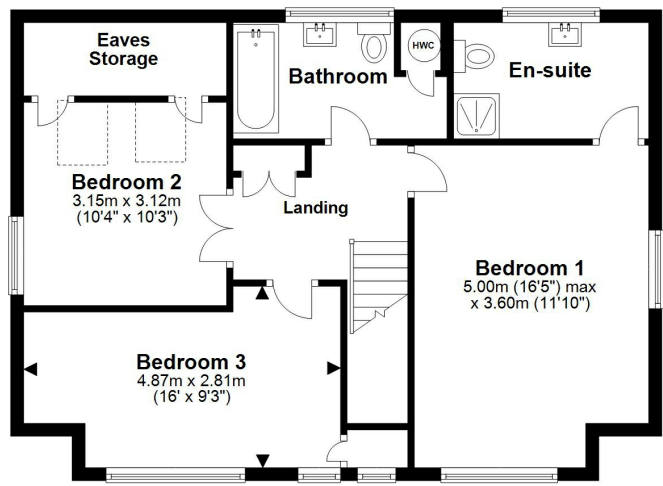


Approx Gross Internal Areas

House (incl garage): 195.6 sqm / 2105.4 sqft
Outbuildings: 18.2 sqm / 195.9 sqft

Total Approx Gross Area:
213.8 sqm / 2301.3 sqft

First Floor





The Property continued . . .

Open to the kitchen/breakfast room is a utility area with storage facilities and space and plumbing for a washing machine and tumble dryer. Also open to the kitchen area is an excellent, triple aspect garden/dining room with French doors opening out onto the garden.

The ground floor layout is completed by a useful, fully tiled shower room, fitted with a beautiful modern suite comprising a large, walk-in shower with glass screen, wash basin and WC, and is concluded with a large walk in store room/pantry.

To the first floor, a spacious landing with window to the front aspect, links to the bedroom accommodation. The sumptuous, double aspect principal bedroom features a range of built-in wardrobes and stunning elevated views across the open fields set across the lane, in front of the house. This bedroom also benefits from a modern, en-suite shower room comprising a glass shower cubicle, wash basin and WC.

There are two further bedrooms to this level, both of which enjoy elevated views across the front or rear aspects respectively. These two bedrooms are served by a family bathroom, comprising a white suite consisting of panelled bath with shower attachment over, wash basin and WC.





Grounds & Gardens

To the front of the property is a large area of brick paved driveway providing off road parking for multiple vehicles and access to the integral garage.

Set to one side of the driveway is a planted border with fence panel boundary and to the other, an area of level lawn flanked by pretty, low level brick walling and box hedging to two sides and an established hedgerow to the far side.

The charming rear garden features a central area of lawn garden flanked by mature planted borders and interspersed with steppingstones leading to the two outbuildings. Set within the garden are raised brick planters and built-in seating areas from where to enjoy this lovely space.

Located at the rear of the plot are two outbuildings, comprising a large summer house offering an ideal space for a working home office to one side and a useful, timber chalet/shed to the other.

Directions

From Lyndhurst proceed along the A337 towards Cadnam and after approximately 3 miles take the 3rd exit off the roundabout onto the A336 Southampton Road. Proceed for approximately half a mile and at the Haywain public House turn left onto Winsor Road. Continue for approximately one mile and the property will be found on the right-hand side, just after the turning for Winsor Lane on the right-hand side and just before The Compass public house).

Important Information

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.



The Situation

Located within the New Forest National Park, The Gables occupies a semi-rural plot of almost 0.2 acre, with stunning views over open fields to the front. The village of Winsor is ideally placed for the commuter providing easy access to the M27/M3 motorways, several mainline train stations and international airports at Bournemouth and Southampton.

General day to day amenities can be found within a short drive in the neighbouring village of Cadnam, whilst the village of Winsor provides a highly regarded public house and a farm shop.

Services

Energy Performance Rating: E Current 41 Potential 79

Council Tax Band: F

Mains Water, electricity and drainage. Oil fired heating.

Points Of Interest

Ashurst Train Station	4.2 miles
New Forest Golf Club	5.4 miles
Limewood	5.8 miles
Southampton General Hospital	7.1 miles
Brockenhurst Sixth Form	7.9 miles
Brockenhurst Train Station	8.2 miles
The Pig	8.5 miles
Brockenhurst Golf Club	9.7 miles



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

Holbrook House, 56 Brookley Road, Brockenhurst S042 7RA

T: 01590 622 551 E: brockenhurst@spencersnewforest.com

www.spencersnewforest.com