



Woodlands Road, Woodlands, Southampton, Hampshire, SO40 7GL

Winkworth



STUNNING VERSATILE HOME

'Purlins', a converted lodge, stables and hay loft, has been tastefully extended and upgraded to provide a beautiful home set in the idyllic location of Woodlands, within the New Forest National Park. Light and spacious, this truly unique property offers countless options for arrangement of living space with its own annexe along with outbuildings.

As you enter the main property, a large entrance hall and seating area leads to all principal ground floor rooms. To the right of the entrance hall is the beautifully presented self-contained annexe, providing potential for both multi-generational living or holiday rental income. Extended and completely renovated by the current owner, the accommodation consists of a kitchen/day room, living room, double bedroom with cloakroom and separate bathroom. Double doors from both the bedroom and living room lead onto a private patio area and fully enclosed private garden, fenced off from the main house with its own gated entrance.

The remaining downstairs accommodation for the main house is accessed via a mainly glass hallway, overlooking the front garden. This accommodation consists of a recently renovated fitted kitchen, complete with underfloor heating, along with a generous living/dining room with large feature fireplace and a multi-fuel wood burner. Stairs off the lounge/diner & one of the bedrooms, lead up into an impressive, newly refurbished sunroom. Created on a split-level setting, the sunroom with solid roof provides a sanctuary overlooking the rear garden. Bedrooms three and four, a utility/laundry room and the family bathroom with jacuzzi bath and double width shower, complete downstairs.

Stairs to the first floor lead to a landing and seating area with Juliette balcony. To the left, the generous en-suite master bedroom and to the right, the second bedroom which has a walk-in wardrobe adjacent to a storage/boiler room. A second set of stairs from the ground floor lead up to another bedroom, currently set up as an office.

From Woodlands Road the property is accessed via a gated entrance with parking to the front along with an integral garage. There is a further driveway to the rear of the property accessed along Woodlands Drive. This leads to parking for several vehicles, a double car port/barn complete with a large secure room with power suitable for a variety of uses, such as home office or studio. Stairs lead up onto a mezzanine which provides further possibilities. The well-maintained garden measuring circa. 0.43 of an acre is a delight; beautifully landscaped and planted with specimen trees, shrubs and numerous fruit trees. A large, private gravel area offers scope for raised beds or storage. The garden also offers two patios one of which has a glass cover, providing the perfect outdoor entertaining space. Solar panels are fitted to the house and car barn which currently means the property is energy cost neutral, providing income of circa. £1,900 per annum.

Woodlands is a highly desirable village located within The New Forest National Park offering miles of beautiful walks and cycle rides on the doorstep as well as places of interest and natural beauty to explore. Locally there is a primary school, church, public house and within close distance the M27 provides fast road links to London and the south coast. Ashurst is the nearest mainline railway station located less than 2 miles from the property and only 3 miles away is Totton railway station; both offering direct links to London Waterloo.





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**Address – Woodlands Road,
Woodlands, Southampton SO40 7GL**

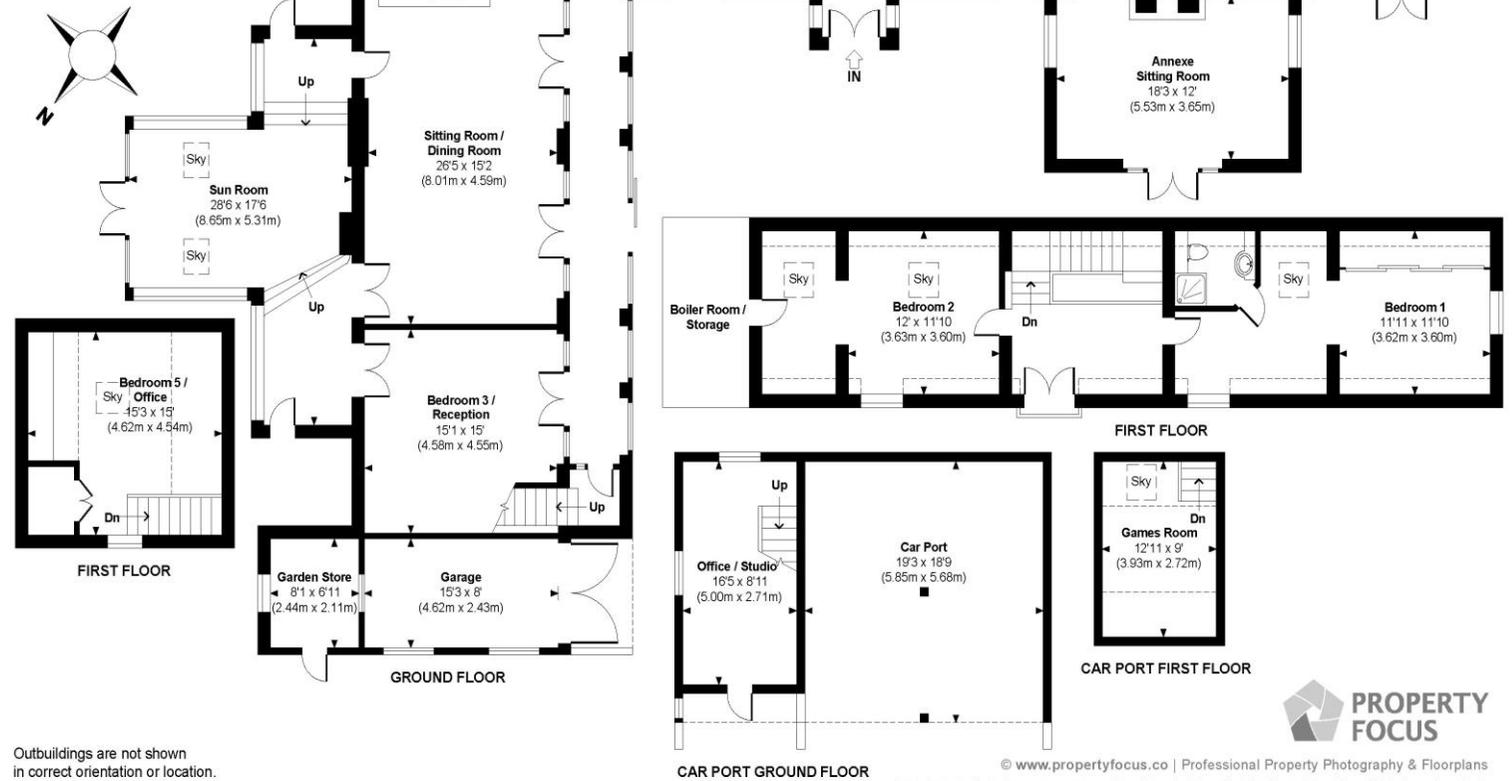
Council Tax Banding – G



Woodlands

Approximate Gross Internal Area
Main House = 2841 Sq Ft / 263.96 Sq M
Annexe = 714 Sq Ft / 66.33 Sq M
Garage / Garden Store
= 180 Sq Ft / 16.74 Sq M
Car Port / Store / Games Room
= 630 Sq Ft / 58.47 Sq M
Total = 4365 Sq Ft / 405.50 Sq M

Excludes Boiler Room / Storage
 Includes areas with Restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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