

The Glen

Winsor Road, Winsor, SO40 2HE

SPENCERS
ROMSEY

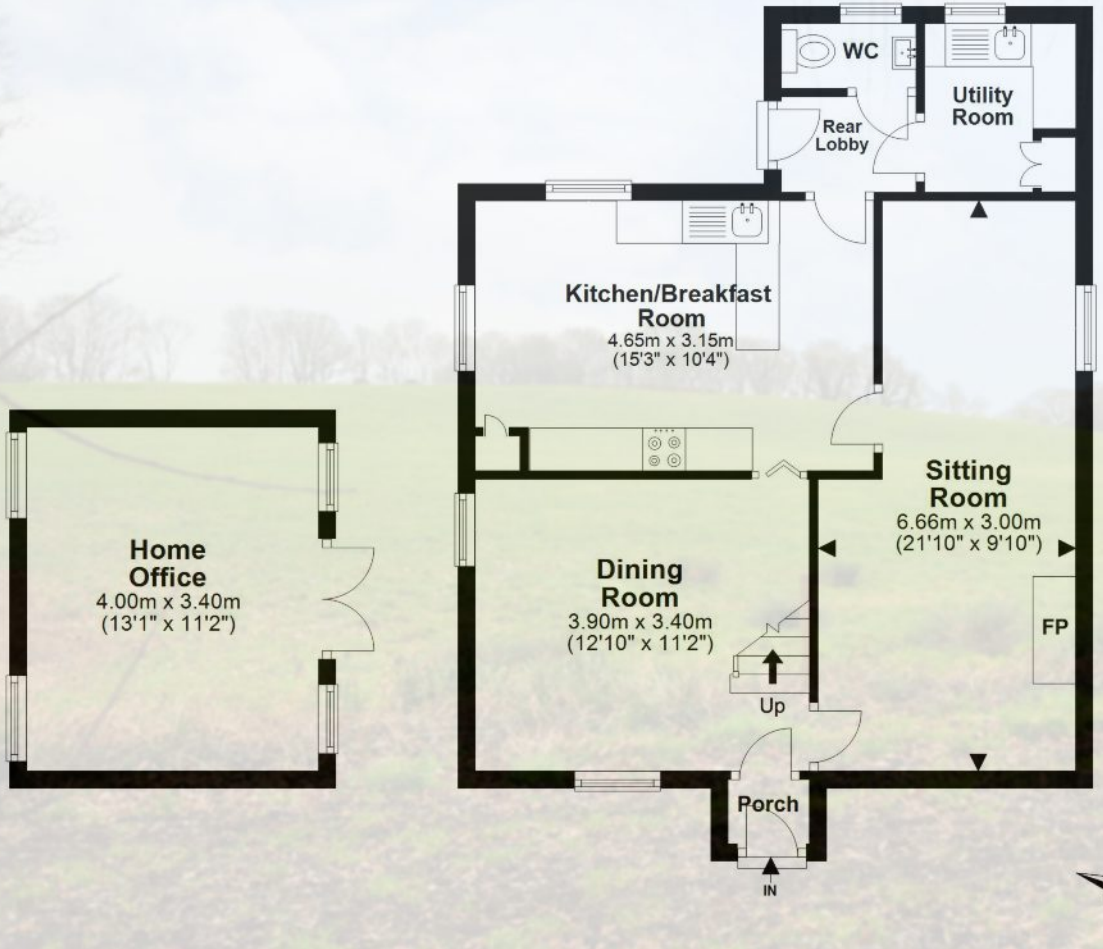
Floor Plan

Approx Gross Internal Areas

House: 107.6 sqm / 1159.0 sqft
Home Office: 13.7 sqm / 146.6 sqft

Total Approx Gross Area:
121.3 sqm / 1305.6 sqft

Ground Floor



First Floor



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

THE GLEN

WINSOR ROAD • WINSOR

This charming quintessential period cottage is set in a semi-rural position on the outskirts of Bartley backing onto paddock land and set within the New Forest National Park.

The cottage is available with no onward chain and presented in good order throughout with accommodation offering three good sized bedrooms. The property is set within a good-sized plot approaching 0.19 acre with off street parking and a garden room.

£725,000

3 2 2













The Property

This double fronted forest cottage offers well balanced accommodation with the main entrance leading into an entrance lobby which opens in turn into the dining room with stairs leading up to the first floor accommodation.

The dining room is dual aspect and leads through into a charming kitchen to the rear, again with dual aspects with open views across paddocks to the rear and the garden to the side. The kitchen offers light duck egg blue shaker style units to both base and wall level with coordinating work surfaces and space for appliances including a single cooker and dishwasher. There is space for table and chairs.

Set off to the side of the kitchen there is a rear lobby with door that leads out to the garden and parking area. Access from here leads to a useful utility room with plumbing for appliances and further storage cupboards. A cloakroom is also set off the lobby. To the other side of the entrance is a cosy sitting room with central feature fireplace with inset wood burner and aspects across the front. This room can also be accessed from the kitchen.

The first floor offers three good sized rooms and generous family bathroom. The principal bedroom has elevated views over the rear garden and fields beyond, with a shower ensuite and two further double bedrooms are set at the front of the property. The family bathroom is a good size and offers a superb modern white suite including a double ended bath and separate walk-in shower cubicle, WC and wash hand basin.

Grounds & Gardens

The property is accessed via double five bar gates into a gravelled parking area providing off street parking. The garden wraps around the property but predominantly set to the side, running down to a point with a practical and good sized garden room which has power and light and could be used for any number of purposes. There are a couple of other storage sheds.

Set at the rear of the property there is a private raised terrace with pergola, ideal for seating and dining and which overlooks the paddocks to the rear.





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 left-hand side, just after The Compass public house.

Additional Information

Tenure: Freehold
Mains electric and water
The heating is supplied by LPG gas and waste water is serviced by a water treatment plant.
Energy Performance Rating: E Current: 53 Potential: 88

The Situation

Located within the New Forest National Park, The Glen occupies a semi-rural plot with stunning views over open fields to the rear. 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.

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 or 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 fitments, 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:

7 Market Place, Romsey, SO51 8NB
T: 01794331433 **E:** romsey@spencersproperty.co.uk

www.spencersproperty.com