

Tackaberry Cottage

Old Romsey Road, Cadnam, Southampton, SO40 2NP

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ROMSEY



TACKABERRY COTTAGE

OLD ROMSEY ROAD • CADNAM

A truly delightful four bedroom detached cottage set in grounds of approximately one third of an acre, in the New Forest National Park.

Ground Floor

Entrance Hall • Sitting Room • Dining Room • Garden Room • Study • Kitchen/Breakfast Room • Utility Room • Music Room • Boot Room • Cloakroom

First Floor

Principal Bedroom with Dressing Room & En-Suite Bathroom • Guest Bedroom with En-Suite Shower Room • Two Additional Bedrooms • Family Bathroom • Additional Shower Room

Outside

Electric Gated Entrance • Double Garage • Detached Home Office with Shower Room • Additional Outbuildings • Off Road Parking • Gardens & Grounds Extending to Approximately 0.3 Acres

Guide Price £825,000

5 4 3





The Property

A beautiful, double fronted New Forest cottage, offering approximately 2,000 square feet of versatile accommodation arranged over two floors, with a particularly appealing layout for both family living and entertaining.

The ground floor opens into a welcoming entrance hall, with a generous, double aspect sitting room featuring a fireplace with wood-burning stove. An archway leads through to the dining room, which in turn opens into a recently created fully glazed garden room that overlooks the garden.

The heart of the house is the impressive kitchen/breakfast room, arranged as a spacious and sociable open-plan area with a comprehensive range of fitted units and integrated appliances, a four oven/double hob electric Aga cooker and a water softener. Beyond this is a charming, multi-purpose music room, enjoying a dual aspect and providing a versatile additional reception space. A boot room, utility room and cloakroom add considerable practicality, while the separate study offers an ideal space for working from home or quiet retreat.

On the first floor are four well-proportioned bedrooms, including a generous principal bedroom with dressing area, en-suite bathroom and access to the adjoining fourth bedroom, providing useful flexibility as a nursery if required. The second bedroom also benefits from fitted wardrobes and an en-suite shower room, while the third and fourth bedrooms are served by a further family bathroom.

In all, the property offers a beautifully balanced combination of generous living space, excellent bedroom accommodation and versatile reception rooms, making it an ideal family home with a wonderful sense of flow and flexibility. Further benefits include five CCTV cameras, which can be accessed remotely via an app, together with an alarm system.













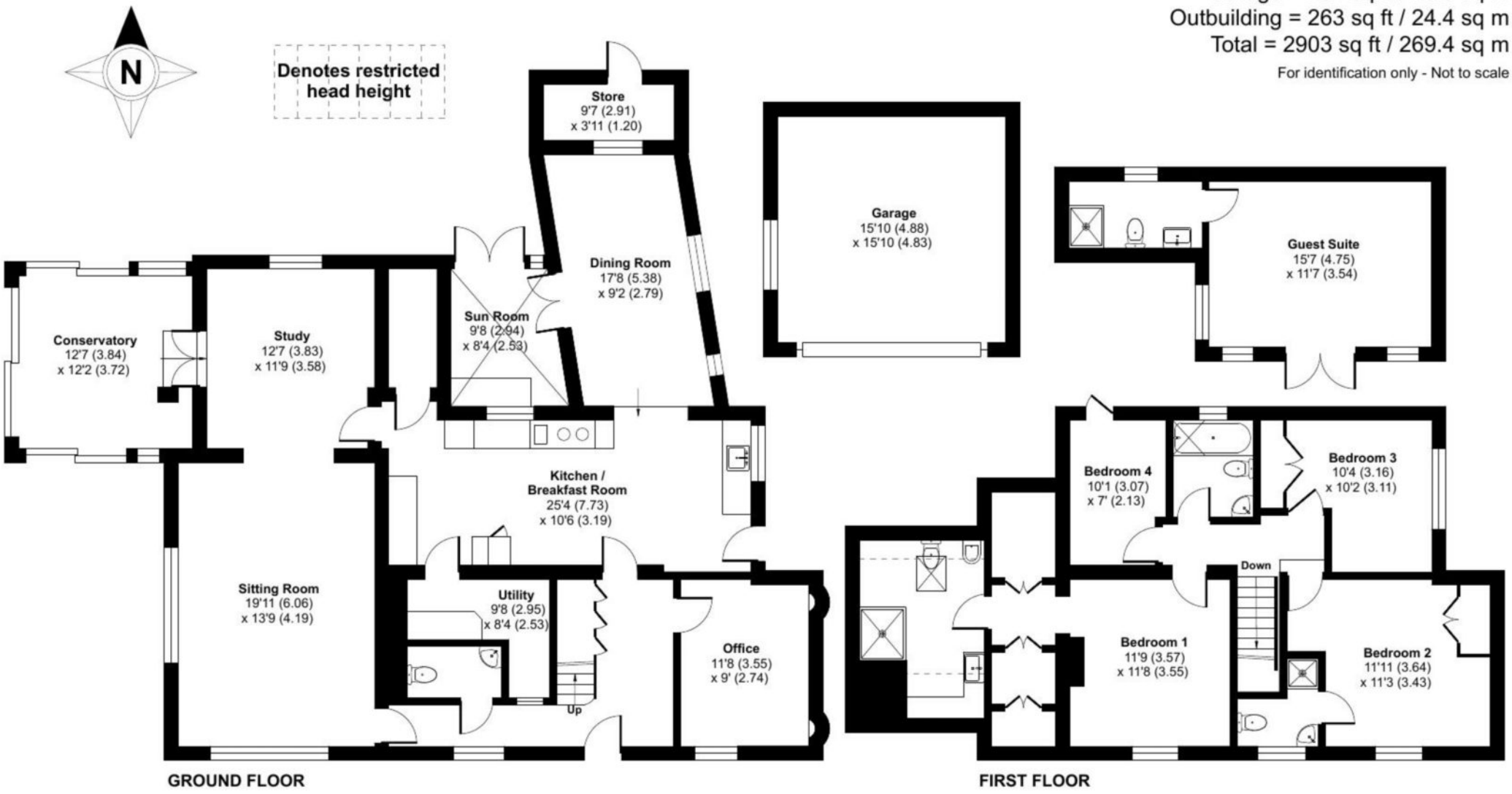








Approximate Area = 2355 sq ft / 218.7 sq m
Limited Use Area(s) = 31 sq ft / 2.8 sq m
Garage = 254 sq ft / 23.5 sq m
Outbuilding = 263 sq ft / 24.4 sq m
Total = 2903 sq ft / 269.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Outside

The grounds are a particularly attractive feature of the property, extending to approximately 0.3 acres and enjoying a peaceful position backing onto the Cadnam River. A gravelled driveway provides ample off-road parking and leads to the detached double garage, which benefits from power, lighting and an up-and-over door.

The gardens extend around all sides of the house, providing a good degree of privacy and a variety of spaces for entertaining and relaxing. Further highlights include a detached home office with shower facilities, together with additional useful outbuildings.

The grounds are enclosed by a combination of post-and-rail and timber fencing, with double gates providing vehicular access and a separate pedestrian gate to the front. The combination of generous grounds, excellent parking and versatile ancillary accommodation makes the outside space particularly well suited to modern family life.







The Situation

The property is located in the sought-after village of Cadnam on the fringes of the New Forest, which offers numerous recreational facilities, ideal for nature lovers and those who enjoy walking, horse riding and cycling. The village itself provides day to day amenities including a village store, pharmacy, Post Office/store and public houses. Ideally located for the commuter with easy access to the M27, M3 and mainline railway station at nearby Ashurst and Southampton Parkway, next to Southampton Airport.

Additional Information

Energy Performance Rating: D Current: 64 Potential: 73
Council Tax Band: G
Local Authority: New Forest
Tenure: Freehold

Heating: Gas Central Heating
Drainage: Public
Services: All mains services connected

Superfast broadband with speeds of up to 62 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, buyer to check with their provider.

The property benefits from New Forest Commoner's Rights, which may allow the owner to graze livestock on the New Forest, subject to relevant approvals.

Important Notice

Spencers Property 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:

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