



Forest Corner, 153 Woodlands Road |  
 Ashurst, Southampton, Hampshire, SO40 7BH

 **Henshaw Fox**





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# Summary

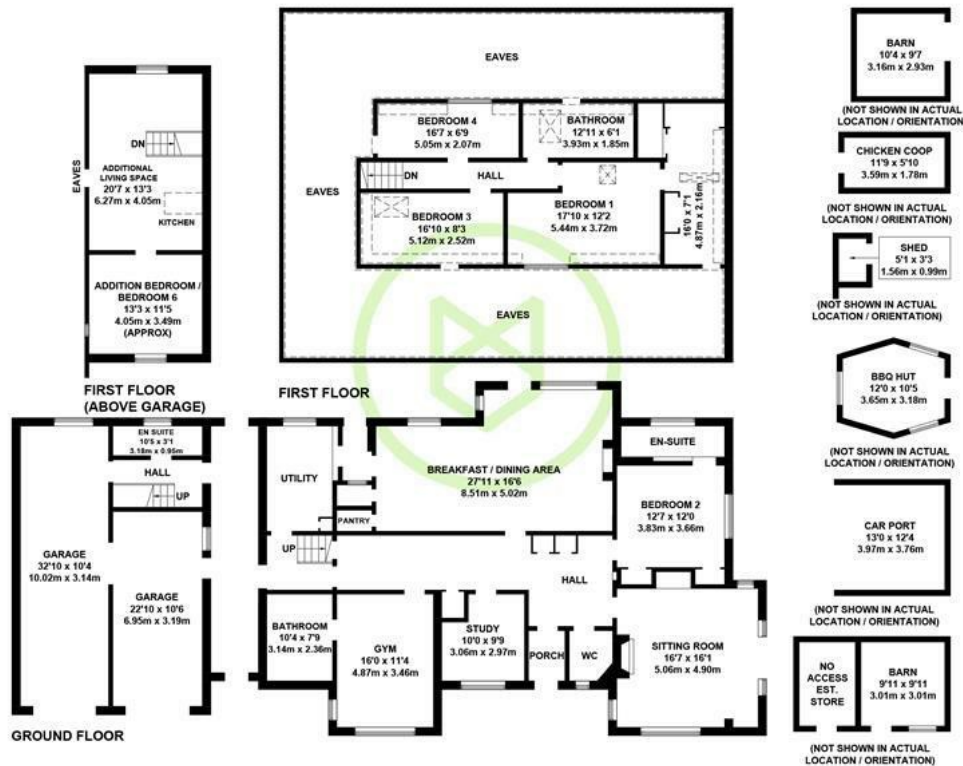
Enviably positioned in the heart of New Forest in the desirable village of Woodlands is this spacious and versatile forest residence, enjoying the open New Forest on the doorstep, yet with in easy reach of a wealth of amenities. The wonderfully private and gated plot extends to 1.4 acres of mature gardens offering a variety of out buildings including an arctic lodge, mower store and a large poultry enclosure. With almost 3600 sq ft of versatile accommodation available there are up to six bedrooms with the potential to create an annexe, via a bedroom and reception room situated over the double garage, with a shower room on the ground floor. Three of the bedrooms boast en-suite facilities as well as a family bathroom, complemented by four reception rooms. The impressive open plan kitchen and dining area overlook the gardens with a large utility room and lobby adjacent. Other features include New Forest Commoners rights of pannage and pasture, solar panels with an annual income as well as Tesla power walls (batteries) and an EV charging point.

## Features

- A versatile and charming New forest residence
- Enviably positioned in the heart of the desirable village of Woodlands with direct forest access
- Private and established gardens approaching 1.4 acres
- Almost 3600 sq ft of living space with up to six bedrooms
- Potential to create an annexe with a bedroom and reception over the garage and extension STP
- Four generous reception rooms
- Impressive open kitchen and dining room with separate lobby and utility room
- Gated driveway and off road parking with double garage and car port
- Well regarded local schooling for all ages
- All mains services. Solar panels generating an annual income and two Tesla powerwalls

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 2777 SQ FT / 258.0 SQ M  
FIRST FLOOR = 2093 SQ FT / 194.5 SQ M  
FIRST FLOOR (ABOVE GARAGE) = 436 SQ FT / 40.5 SQ M  
OUTBUILDINGS = 458 SQ FT / 42.6 SQ M  
TOTAL = 5764 SQ FT / 535.6 SQ M  
(INCLUDING EAVES & EXCLUDING CAR PORT)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1265610)

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## Ground Floor

A useful vestibule opens into the impressive and expansive entrance hall fitted with a striking white tiled floor which serves all primary ground floor rooms as well as two cloak cupboards and a cloakroom with wc. The triple aspect sitting room features an open fireplace with sandstone surround and French doors to the garden and seating area. The stylish open plan kitchen and dining room form the social hub of the home, perfect for modern family living whilst overlooking the private gardens, with a log burning stove as a focal point and glazed door to the garden. The modern kitchen offers an extensive range of white gloss fronted wall and base units with contrasting quartz worksurfaces and breakfast bar. Integrated appliances include an eye level oven, four burner induction hob, boiling tap and dishwasher. Two larger cupboards provide additional storage space with a lobby accessing the garden and adjoining utility room which houses the gas fired boiler and plumbing for white goods with butlers sink. Bedrooms one and two are generous double rooms both benefitting from en-suite facilities. Bedroom one is currently utilised as a home gym. A side door leads to a covered walk way linking the house to the double garage with access at the rear into a hallway and shower room. On the first floor is a spacious reception area and an optional double bedroom offering potential for an annexe.

## First Floor

The landing allows access to the loft space via a hatch and serves the three generous bedrooms with various access points in to the eaves storage. The larger bedroom also boasts a spacious dressing room with built in wardrobes and shelving.

## Parking

The property is accessed via a remote sliding gate opening to the spacious driveway offering off road parking for several vehicles, with a carport and double garage complete with inspection pit and an EV charging point. A covered walk way links the garage to the main house.

## Outside

The private and mature gardens extend to approximately 1.4 acres, predominantly laid to lawn and screened by a variety of established trees. A raised patio area abuts the rear of the property with a pergola and additional seating area off the sitting room. A selection of outbuildings include an Arctic lodge, mower store and potting shed with a poultry enclosure positioned at the far end on the garden.

## Location

The desirable village of Woodlands is 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. A comprehensive range of amenities include well regarded local schooling for all ages, easy access to the motorway networks and direct access to London Waterloo via Ashurst train station. The village of Ashurst boasts various well regarded eateries and public houses with the picturesque village of Lyndhurst just three miles away.

## Sellers Position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Netley Marsh CE Infant School & Bartley CE Junior School

## Secondary School

Hounsdown Academy

## Council Tax

Band G - New Forest District Council

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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