



7 Wellington Place | £259,500
Southampton Road, Cadnam, Hampshire, SO40 2NG



 Henshaw Fox



© Henshaw Fox



© Henshaw Fox



© Henshaw Fox



© Henshaw Fox



© Henshaw Fox



© Henshaw Fox

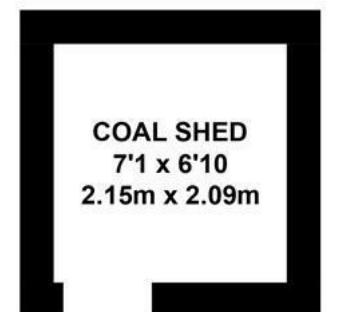
7 Wellington Place
Southampton Road, Cadnam, Hampshire, SO40 2NG

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk

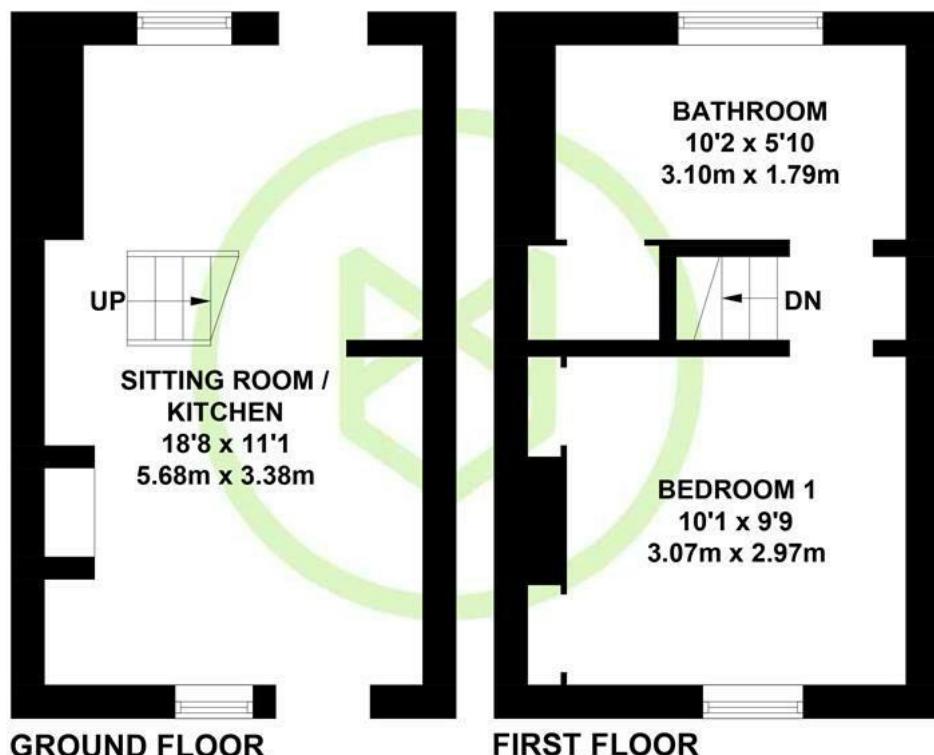


Summary

This charming and characterful terraced cottage has been tastefully upgraded by the current owners, conveniently situated in the heart of the desirable New Forest village of Cadnam, with easy access to the M27 as well as the open forest. Ideal for first time buyers or investors this property comes with planning for a two storey extension to the rear elevation and is offered with no onward chain. The accommodation offers an open plan feel to the ground floor with a cosy seating area featuring exposed timbers and log burning stove. The cottage style kitchen and breakfast area opens to a covered seating area and enclosed 90ft rear garden. A double bedroom with built in wardrobes is served by a well appointed family bathroom on the first floor.



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 210 SQ FT / 19.5 SQ M
FIRST FLOOR = 210 SQ FT / 19.5 SQ M
COAL SHED = 48 SQ FT / 4.5 SQ M
TOTAL = 468 SQ FT / 43.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1267216)

Features

- A charming terraced cottage with planning for a two storey extension
- Situated in the desirable New Forest village of Cadnam
- Tastefully upgraded by the current owners
- One double bedroom with built in wardrobes and spacious family bathroom
- Open plan ground floor living
- Sitting area with log burning stove
- Cottage style kitchen and breakfast bar
- Easy access to the M27 motorway and the open forest
- Enclosed 90 ft rear garden with covered sitting area and brick built store
- No onward chain

EPC Rating

Energy Efficiency Rating
Current E
Potential B

7, Wellington Place, Southampton Road, Cadnam, Hampshire, SO40 2NG

Ground floor

The composite front door opens into the charming sitting room with feature red brick fire place and inset log burning stove as a focal point. Oak effect flooring complements the neutral decor with an open timber staircase ascending to the first floor, separating the sitting room from the cottage style kitchen. A range of base units and oak block worksurfaces and a breakfast bar are set on a tile effect floor with panelled walls and rustic shelving. Space and plumbing is available for a washing machine and fridge freezer with an inset induction hob and ceramic sink and drainer. A part glazed rear door opens to the enclosed rear garden with a covered seating area and patio, ideal for al fresco dining.

First Floor

The first floor landing allows access to the loft space via a hatch with the double bedroom benefitting from built in wardrobes, recessed either side of the chimney breast. The generous family bathroom comprises a panelled bath with mixer taps and shower attachment, vanity unit and wash basin, wc and a heated towel. The airing cupboard houses the immersion tank.

Outside

The enclosed and child friendly rear garden features a covered seating area which abuts the rear of the property, perfect for al fresco dining. The garden is predominantly laid to lawn bordered by well stocked raised borders extending to the rear of the plot. A useful brick built garden store is situated at the end of the garden.

Location

The desirable New Forest village of Cadnam is ideally situated for easy access to the stunning National Park as well as the M27 motorway, ideal for those buyers wanting to commute with direct rail links to London Waterloo from Ashurst, Totton and Southampton Airport Parkway. Cadnam offers a range of quality eateries and public houses with a comprehensive range of amenities in the market town of Romsey as well as Lyndhurst and Totton equidistant.

Sellers Position

No onward chain

Heating

Electric heating & Log burning stove

Council Tax

Band B - 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.

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk

