



412 Woodlands Road, Woodlands, Hampshire, SO40 7GA

Winkworth



DETACHED TWO BEDROOM BUNGALOW IN GREAT LOCATION

412 Woodlands Road is a lovely, detached bungalow situated in the highly desirable village of Woodlands. Woodlands itself 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. 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.

412 Woodlands Road is a well presented two-bedroom detached bungalow offering plenty of space throughout. You enter the bungalow through the hallway of the property offering access to all principal rooms. The modern kitchen offers plenty of eye and base level units with separate utility room which has been converted into a shower and toilet room. The spacious sitting room includes a central gas fireplace with pocket doors leading to the equally impressive dining room, the perfect place for families to gather. To the rear of the property is a light-filled conservatory overlooking the well-maintained garden. There are two double bedrooms with the primary bedroom benefiting from large built-in wardrobes. Both bedrooms have use of a second shower room.

As you approach the bungalow there is a private driveway with parking for multiple vehicles with gated access to the property including a single garage. The sizable rear garden is mainly laid to lawn with ornamental shrubs and a hedging border. A patio area completes the outside space making it fitting for al-fresco dining.

- All mains utilities
- No onward chain
- Superfast broadband available
- Council Tax Band 'D.'





Winkworth

**Address: 412 Woodlands Road,
Woodlands, Hampshire SO40 7GA**

**Council Tax Band: 'D' New Forest DC
Cost circa. £2,193.24 pa**

EPC: D

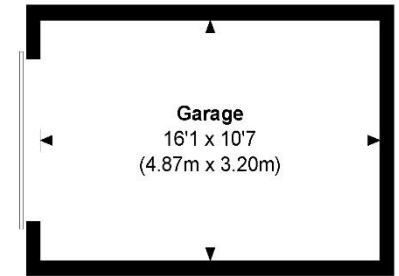
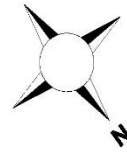
Tenure: Freehold



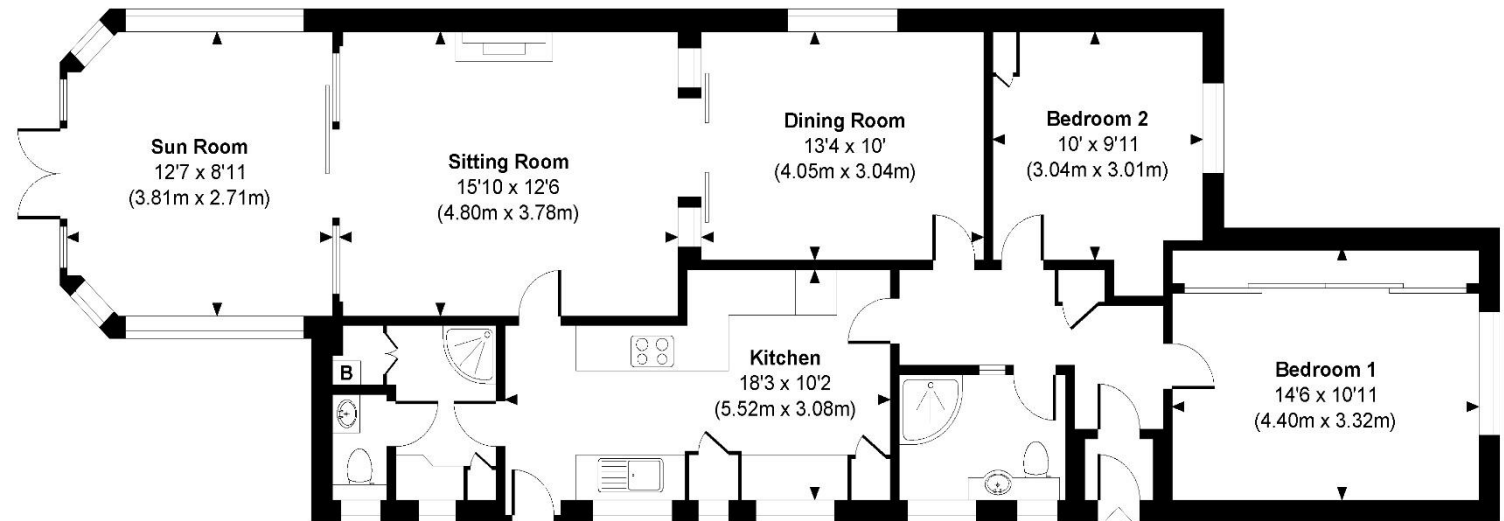
Woodlands Road

Approximate Gross Internal Area
Main House = 1130 Sq Ft / 104.95 Sq M
Garage = 167 Sq Ft / 15.58 Sq M
Total = 1297 Sq Ft / 120.53 Sq M

Outbuildings are not shown in correct orientation or location.



GARAGE



GROUND FLOOR



© www.propertyfocus.co | Professional Property Photography & Floorplans
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.

winkworth.co.uk/romsey

Winkworth Romsey

18 Market Place, Romsey, Hampshire, SO51 8NA
01794 511911 | romsey@winkworth.co.uk

winkworth.co.uk/romsey

Winkworth Winchester

2 Black Swan Buildings, Southgate Street,
Winchester, Hampshire, SO23 9DT
01962 866777 | winchester@winkworth.co.uk

Winkworth Mayfair & Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently