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St Austen  
Cadnam

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OIEO £630,000





# St Austen Cadnam SO40 2NY

## Summary of Features

- ✦ An extremely versatile family home
- ✦ Extensive accommodation arranged over two floors
- ✦ Five double bedrooms with en-suite facilities to the master
- ✦ Five generous receptions
- ✦ Stylish and contemporary kitchen diner
- ✦ Heated outdoor swimming pool
- ✦ Detached office/games room and garden studio
- ✦ Private and low maintenance garden
- ✦ Extensive off road parking and remote electric gates
- ✦ All mains services
- ✦ Local village amenities including schooling

## Introduction

A truly versatile family home offering extensive accommodation arranged over two floors, suitable for multi generation living or for generating an additional income. Having been substantially extended over the years, this sizeable property offers six receptions complemented by five spacious double bedrooms, all fitted with built in storage with the master accompanied by an ensuite shower room. The original garage is now a large home office in addition to a stylish studio and garden store workshop. The external space is very private with a social feel typified by the large patio area and heated pool perfect for hosting family gatherings or simply relaxing. Situated on the edge of the popular New Forest village of Cadnam, amenities are close by and include a shop, garage, restaurant, choice of public houses as well as regarded local schooling. Junction 1 of the M27 is just a few minutes away ensuring an ideal location for commuters.

## Description

A feature arch and recessed UPVC front door with leaded glazed insert opens into the welcoming entrance hall which hosts the stairs to the first floor whilst extending to the impressive contemporary kitchen dining room. This bright and airy social space offers a range of white gloss wall and base units with contrasting granite worksurfaces and central feature island set upon a stylish tiled floor. A comprehensive range of quality integrated appliances include two eye level single ovens, fridge, freezer, dishwasher, microwave as well as an induction hob set in the island with extractor hood over. The dining area enjoys views to the garden and

pool via French doors. A useful utility room is fitted with further units and worksurfaces and provides plumbing for white goods and houses the gas fired boiler and WC. The generous sitting room entertains a log burning stove set on a tiled hearth providing an attractive focal point to the room and opens into the spacious conservatory via glazed French doors which boasts underfloor heating, remote blinds and windows and enjoys views over the pool and garden. A family room accessed from the sitting room could also be utilised as an additional bedroom fitted with extensive wardrobes and wash basin. Bedroom five is located on the ground floor with a useful study opposite which accesses a large storage cupboard and is fitted with shelving. A playroom presents further reception space. The impressive family bathroom comprises a Jacuzzi corner bath, separate shower, dual wash basins with storage under, WC and bidet. The galleried landing hosts a cloakroom with WC and wash hand basin and serves the four double bedrooms on the first floor, all benefitting from fitted wardrobes. The large master bedroom also offers bespoke dresser units matching the fitted wardrobes. The ensuite is fitted with a multi jet shower cubicle with dual shower heads, seat and sound system.

## Outside

The property is approached via electric gates and walled frontage opening onto an extensive block paved parking area for numerous vehicles. A secure timber side gate opens through to the rear garden with tarmacadam hard standing extending to the detached office. This well proportioned building would lend itself to a variety of uses having originally

been a garage and subsequently utilised as a home office. A spacious patio area abuts the rear of the property providing the perfect private situation to relax or entertain extending to the heated and filtered swimming pool (3ft to 5ft deep). A garden store/workshop is situated to the rear of the office with a feature pond and seating area neatly fenced. An edged lawn extends to the rear boundary overlooked by the purpose built studio fitted with power, remote lighting, velux windows, air conditioning and French doors to a small veranda.

## Agent Notes

An extended chalet style home benefiting from all mains service and gas fired central heating. The swimming pool is filtered and electrically heated with a cover.

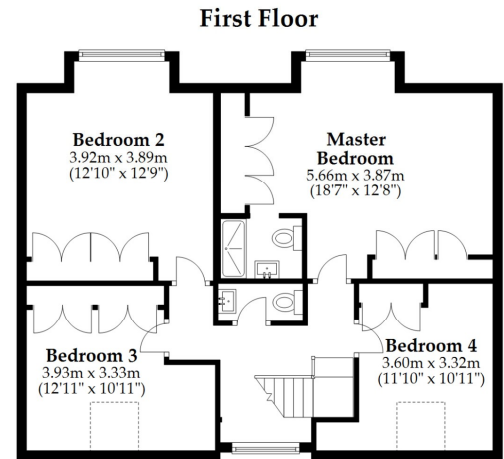
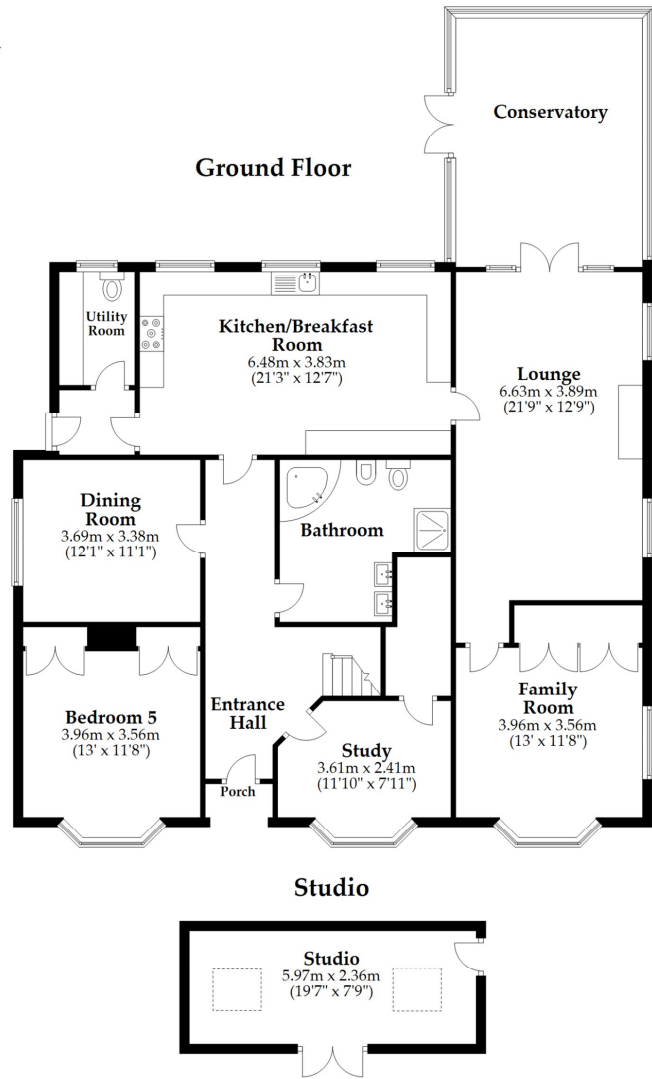
## Location

Cadnam enjoys a number of well regarded public houses and eateries with a comprehensive range of amenities available in the nearby market town of Romsey or forest village of Lyndhurst. Local schooling is available in the neighbouring villages of Copythorne and Bartley whilst the property falls within catchment for Hounsdown Secondary School. Direct rail links to Waterloo are just a short drive away at Ashurst or Totton with Southampton Airport Parkway an approximate fifteen minute drive away.

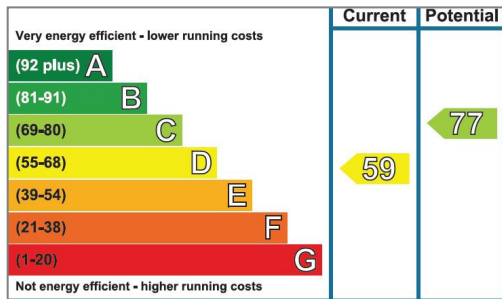
## Directions

From our office proceed along the A36 and turn right on to Black Hill Road turning left onto Furzey Road at the crossroads. Continue on this road under the M27 motorway and then right onto Romsey Road. The property can be found a short distance on the right hand side.

Note, Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy



This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



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