



Malham, Winsor Road  
Winsor

paul jeffreys



# Malham, Winsor Road

## Winsor| SO40 2HN

M27 – 1 mile, Southampton – 7 miles, Lyndhurst – 4 miles. Romsey - 6 miles  
(distances are approximate)

A detached chalet style house in sought after location, overlooking farm land to the rear, situated in the New Forest National Park

Gas central heating, double glazed windows, plastic fascias and soffits, security system, village shop approximately half a mile

### ACCOMMODATION

Entrance hall, lounge, dining room, conservatory, study, superb refitted kitchen/breakfast room, ground floor shower room, 4 bedrooms, bathroom, garage, ample parking, good sized garden

**ENTRANCE HALL** Wood laminate flooring, radiator, storage cupboard and cupboard beneath staircase.

**LOUNGE** 5.95m x 3.35m (19'6" x 11'). Smooth stone fire surround with fitted coal effect gas fire, double radiator, TV point, open access to dining room and patio doors to:

**CONSERVATORY** c.3.89m x 3.35m (12'9" x 11' maximum). Two pairs of double doors to garden, electric convector heater, TV point and quarry tiled floor.

**DINING ROOM** c.5.95m x 3.0m (19'6" x 9'10"). Two double radiators, storage cupboard and serving hatch to kitchen.

**KITCHEN/BREAKFAST ROOM** c.7.70m x 3.20m (25'3" x 10'6"). Part tiled walls, extensively refitted with inset 1.5 bowl 'Carron Phoenix' acrylic sink unit with adjoining worktops, having low level cupboards and drawers and integrated dish washer. 'Siemens' five ring induction hob with extractor over and range of wall cupboards, one housing 'Worcester' gas boiler for central heating and hot water system. Space for washing machine. Base unit at

one end housing 'Siemens' double oven. Further worktop with low level cupboards and drawers and integrated 'Panasonic' microwave. Range of wall cupboards and shelves, larger cupboard, space for fridge/freezer, storage cupboard, radiator and quarry tiled floor.

**STUDY** c. 3.35m x 2.44m (8' x 11' maximum measurements). Radiator.

**SHOWER ROOM** Fully tiled walls, corner shower cubicle with plumbed in shower. Moulded vanity hand basin with cupboard beneath, mirror and lights over. Low level WC suite, radiator, electric towel radiator, recessed ceiling lights and tiled floor.

**LANDING** Access to roof space and airing cupboard with lagged hot water cylinder.

**BEDROOM 1** c.3.79m x 3.28m (12'5" x 10'9"). Built-in wardrobe cupboard, telephone point, two wall light points and radiator.

**BEDROOM 2** c.3.61m x 2.44m (11'10" x 8'). Built-in wardrobe cupboards. Two eaves storage cupboards and radiator.

**BEDROOM 3** c.3.81m x 2.29m (12'6" x 7'6"). Eaves storage cupboards and radiator.



**BEDROOM 4** c.3.18m x 2.31m (10'5" x 7'7" plus further area with restricted head room 2.69m x 1.83m (8'10" x 6'). Radiator, eaves storage cupboard and recessed shelving.

**BATHROOM** Fully tiled walls. Refitted with panelled bath having plumbed in 'Mira' electronic shower over. Vanity hand basin with cupboard beneath and mirror over. Low level WC suite, chrome towel radiator, recessed ceiling lights and radiator.

**OUTSIDE** Five bar gate and pedestrian gate gives access to drive/parking area for 4/5 vehicles and leads to **DETACHED GARAGE** c.6.40m x 4.09m (21' x 13'5"). With electronic roller door, personal door and electricity connected. Attached to the rear of the garage is a **UTILITY ROOM** c. 2.44m x 1.63m (8' x 5'4"). Fitted worktop with space beneath for tumble dryer. Adjoining is an outside WC. The garden is a particular feature of the property. The **FRONT GARDEN**: Being laid to lawn with mature flowers, shrubs and bushes. The front boundary being formed by mature hedge. Pedestrian side access leads to the **REAR GARDEN**: Which has a raised paved patio area, steps and ramp down to lawned area with further well stocked flower and shrub beds. The rear garden overlooks farm land. Outside tap and light.

**COUNCIL TAX BAND 'F'** – Payable 2019/20 - £2450.69.

**EPC RATING 'E'**

**GROSS SQUARE MEASUREMENTS** 170.2 sq. metres (1831.6 sq. feet).

**TENURE** The agents are advised this property is **FREEHOLD**.

**NOTE** Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.



**AGENTS NOTE** In accordance with the 1979 Estate Agents Act, a member of Paul Jeffreys staff is a relative of the vendor.

**VIEWING STRICTLY BY APPOINTMENT**

OPEN	Weekdays	9.00am – 6.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





**DIRECTIONS** When travelling from Totton on the A336. On reaching the village of Bartley turn right into Winsor Road, almost opposite the Hay Wain Public House. After approximately half a mile, Malham will be seen on the right hand side, just past the Pollards Moor road junction.

**paul jeffreys**

10 The Marsh, Hythe, Southampton, SO46 6AL

**023 8084 8555**

[sales@pauljeffreys.co.uk](mailto:sales@pauljeffreys.co.uk)

**[pauljeffreys.co.uk](http://pauljeffreys.co.uk)**

