



Romsey Road, Copythorne, Southampton, Hampshire, SO40 2PB





## Moorlands, Romsey Road, Copythorne, Southampton, Hampshire, SO40 2PB

*This spacious detached family home is a rural oasis, boasting a substantial plot and approximately 3000 sq ft of living space, an ideal home for multigenerational living.*



- Imposing detached 'Art Deco' style 1930's Home
- Five generous bedrooms • Self-contained annexe • Conservatory
  - Accommodation extends to 3,000 sq ft • En-suite to main bedroom and guest suites • Plot extends to in excess of 1 acre
- Uninterrupted countryside views • Detached garage

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## ACCOMMODATION

Upon entering the main house, you are greeted by the spacious hallway, leading to all principal rooms. The ground floor features a cosy snug, with feature wood burning stove and a vast games/family room, perfect for entertaining. The hub of the home is undoubtedly the large modern fitted kitchen, which seamlessly connects to the light and bright conservatory, a perfect space for socialising and dining with the whole family. The property continues to impress on the first floor, where five generously sized bedrooms await, with three of the five bedrooms benefitting from an en-suite. The further two bedrooms are served by the family shower room. Bedroom five also features a balcony, looking out onto the grounds. Separate from the main house is a useful detached Annexe, suitable for a variety of uses. This space features one bedroom, a modern kitchen/dining room, a shower room in addition to a conservatory. Externally, the property is further enhanced by its extensive grounds and a relaxing terrace, perfect for outdoor gatherings, all while providing breath-taking views of the picturesque countryside. For equestrian enthusiasts, there are paddocks and stabling available for potential rent by separate negotiation. Additional amenities include a detached garage and ample parking for up to eight vehicles.



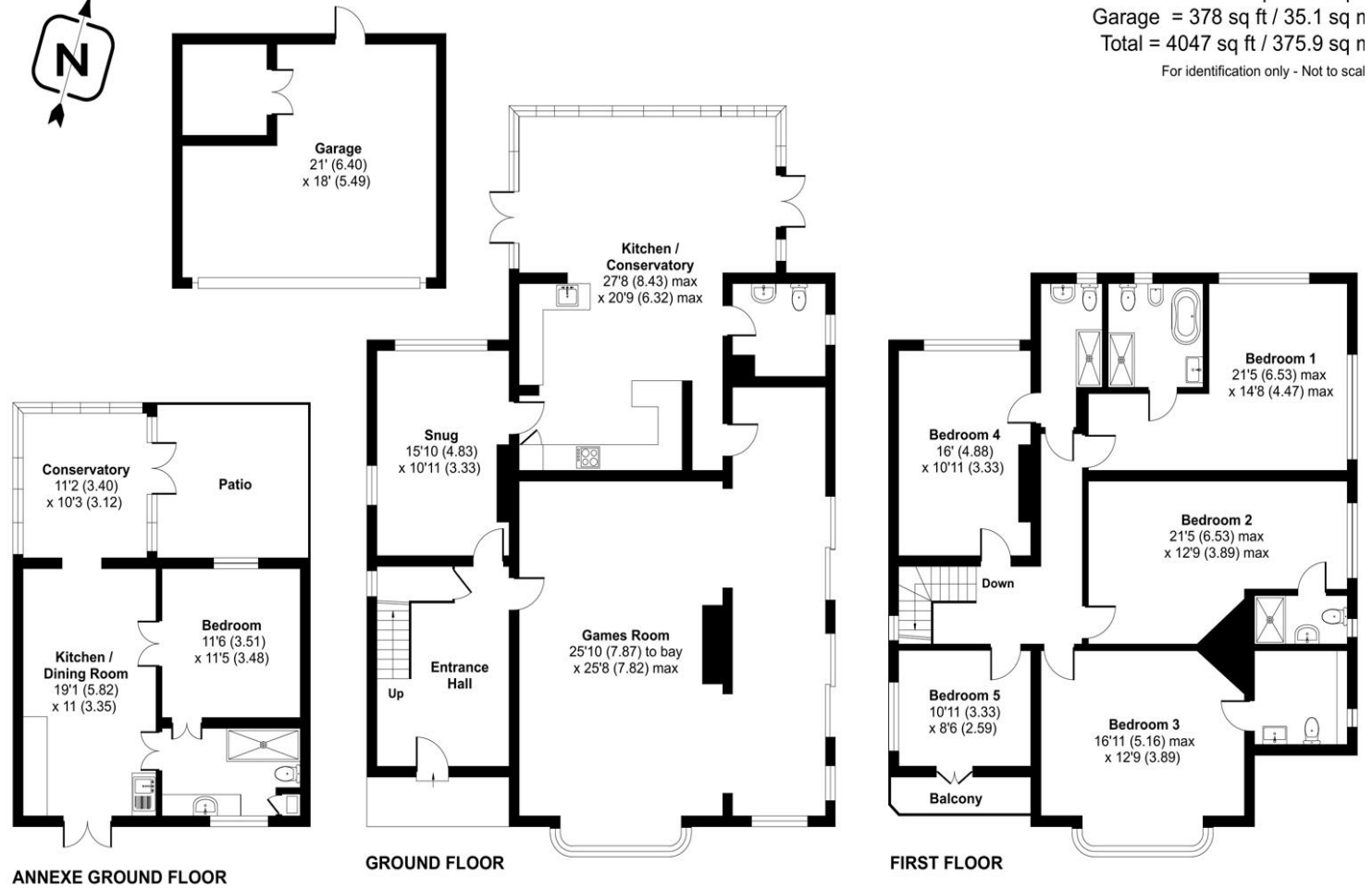
## SITUATION

Copythorne is in the north-eastern part of the New Forest, just south of the M27 motorway equipped with traditional village amenities. There is woodland in the south and north of the parish, and Paultons Park, an old estate with a modern theme park, is also in the parish. The mainline railway stations at Southampton Parkway and Ashurst, plus international airports at Southampton and Boumemouth, are all easily accessible making this an ideal location for the discerning commuter. The National Park is an area renowned for its educational and recreational pursuits whilst daily amenities are found in the nearby shopping centres of Lyndhurst and Romsey.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 3109 sq ft / 288.8 sq m  
 Annexe = 560 sq ft / 52 sq m  
 Garage = 378 sq ft / 35.1 sq m  
 Total = 4047 sq ft / 375.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1032380





**LOCAL AUTHORITY**

New Forest District Council  
Council Tax Band F

**GUIDE PRICE**

Asking Price £1,200,000

**TENURE**

Freehold