



Romsey Road, Copythorne, SO40
Southampton

£650,000

Property Type: Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Hamwic Independent Estate Agents are delighted to present The Red House, a charming three-bedroom detached home occupying an impressive plot of approximately 0.41 acres in sought-after Copythorne. Offering two reception areas, conservatory, kitchen with utility, four-piece bathroom, detached garage and parking for multiple vehicles. The real highlight is the beautiful mature and secluded rear garden, while the property itself offers exciting potential to modernise and create a wonderful long-term home with the New Forest on your doorstep.

- Charming Three Bedroom Detached Character Home
- Approximately 0.41 Acre Plot
- Beautiful Mature And Secluded Rear Garden
- Two Separate Reception Areas
- Conservatory Overlooking The Garden
- Principal Bedroom With Walk-In Dressing Area
- Detached Brick-Built Garage
- Off-Road Parking For Multiple Vehicles
- Excellent Potential To Modernise And Personalise
- Highly Desirable Copythorne Location

Hamwic Independent Estate Agents are delighted to present The Red House, a charming and individual three-bedroom detached home occupying an impressive plot of approximately 0.41 acres within the highly desirable village of Copythorne.

With wonderful kerb appeal and a mature setting, the property offers something increasingly difficult to find: a characterful detached home with substantial gardens, generous parking, detached garage and the New Forest countryside virtually on the doorstep.

Council Tax Band E - NFDC





Attractively set back from Romsey Road behind established hedging and low-level fencing, the property enjoys a mature and leafy approach. Gated access opens onto a driveway providing ample off-road parking and access to the substantial detached garage, with a further gate leading into the rear garden. Established planting and a well-stocked flower bed complement the character of the property, whilst an attractive timber entrance door opens into the home.

The ground floor offers well-proportioned and versatile accommodation, with the main entrance opening into the rear-facing kitchen overlooking the extensive gardens. The kitchen features an attractive bay window, a comprehensive range of traditional wooden cabinetry and work surfaces, freestanding range-style dual fuel cooker, inset sink, dishwasher plumbing and space for a fridge/freezer. A character stable-style door leads into the adjoining utility area, which provides further work surfaces, plumbing for washing machine and tumble dryer and houses the wall-mounted gas boiler. Doors lead through to a cloakroom and rear conservatory, which provides an additional reception space and an excellent connection with the beautiful garden.

Positioned at the front of the property, the comfortable living room features a chimney breast with fitted wood-burning stove, double glazed window, fitted carpet and two radiators, whilst an open archway connects through to the adjoining dining room. The dining room enjoys a front aspect window, fitted carpet and radiator, with stairs rising to the first floor.

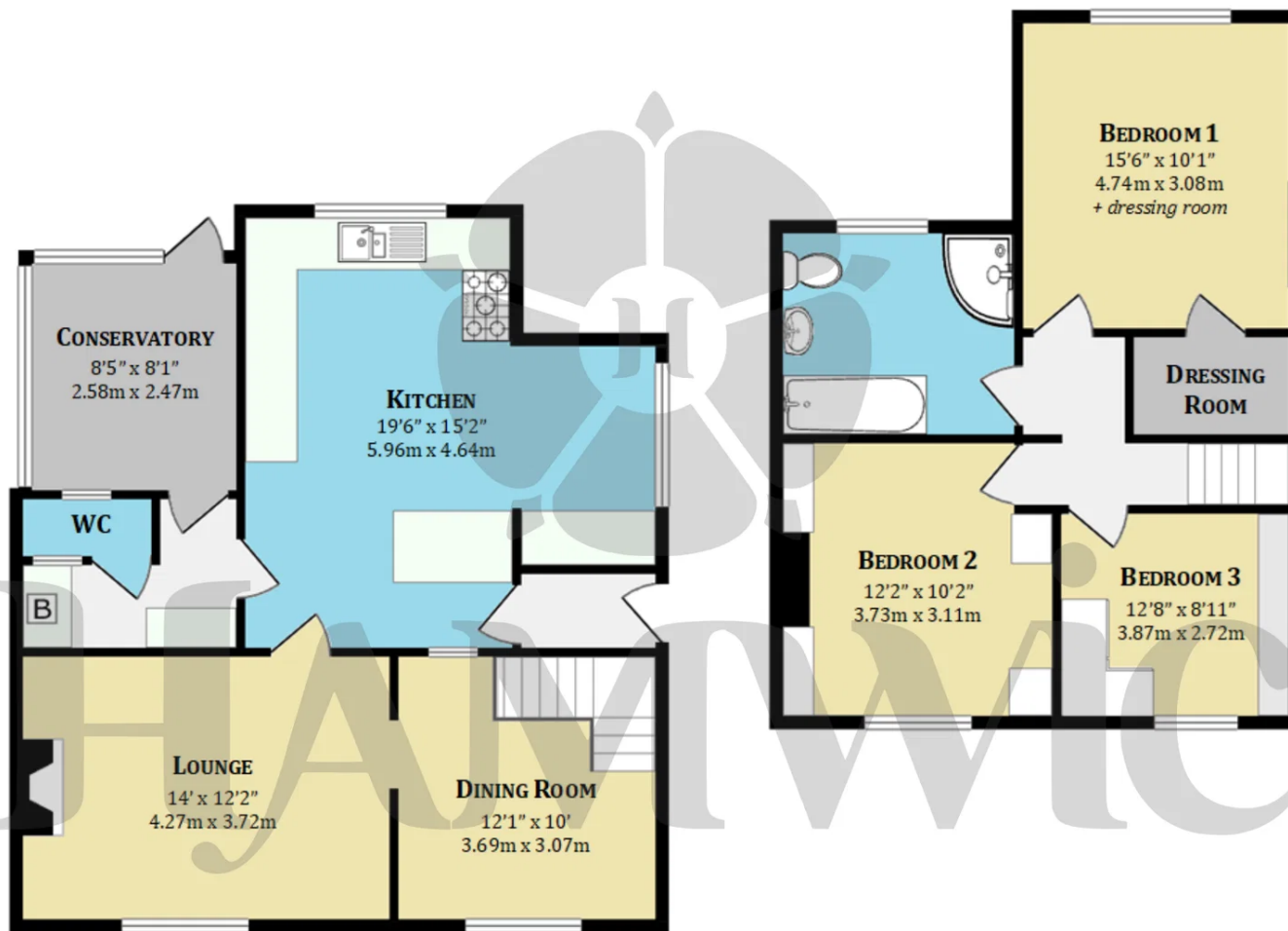
The first floor provides three bedrooms and a family bathroom. Bedroom One is particularly appealing, enjoying rear and side aspect windows with an elevated outlook across the extensive gardens, together with a useful walk-in dressing area. Bedrooms Two and Three are positioned towards the front and offer flexible accommodation for children, guests or home working. The four-piece family bathroom comprises bath, separate corner shower enclosure with electric shower, WC, wash hand basin and heated towel rail, together with part-tiled walls and a double glazed rear aspect window. Whilst some areas provide scope for cosmetic updating, the existing accommodation offers an excellent opportunity for purchasers to modernise and personalise over time.

The gardens are undoubtedly one of the defining features of The Red House, with the substantial mature rear garden creating a wonderful sense of privacy and seclusion. An attractive brick-set patio adjoins the property and provides an excellent position for outdoor dining and entertaining, whilst beyond this an expansive lawn is surrounded by mature shrubs, plants and trees, including fruit trees. Numerous areas provide opportunities to sit and enjoy the peaceful surroundings, with the owners reporting occasional visits from deer, reflecting the property's enviable proximity to the New Forest. For keen gardeners there are two greenhouses, a brick-built storage outbuilding and two further outbuildings requiring repair, providing useful storage and future potential.

A substantial detached brick-built garage sits beneath a pitched tiled roof and is accessed from the driveway via an electric roller door, with power and lighting fitted internally. A separate pedestrian door provides direct access from the garden, whilst a further brick-built extension/outbuilding to the rear provides additional storage.

The Red House represents a rare opportunity to acquire a characterful detached home on an exceptional established plot in a highly sought-after New Forest setting. Whilst offering scope for modernisation and personalisation, the combination of the generous accommodation, approximately 0.41-acre grounds, beautiful mature gardens, substantial detached garage and enviable Copythorne location makes this a particularly appealing long-term home.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

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