

Fairview Cottage, Southampton Road
Cadnam



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An attractive, detached character cottage recently renovated to provide elegant contemporary accommodation and modern eco technologies, in the sought-after New Forest village of Cadnam

Fairview Cottage is a delightful period property, set in a desirable position in the village of Cadnam, surrounded by beautiful New Forest countryside. Originally forming part of the Warrens Estate and dating from 1903, the cottage was subject to a recent complete renovation, installing stylish fittings and high-spec, energy-efficient measures, while complementing the original character and charm of the home.

On the ground floor, comfortable reception rooms combine with a social kitchen and breakfast room in a semi open-plan layout, while a separate family room provides peaceful space in which to relax, with its French doors and adjoining shower room (making it ideal for use as a guest bedroom). Towards the front, the sitting room features a restored fireplace fitted with an electric logburner, while the dining room has a brick-built fireplace with a reclaimed oak lintel. The airy kitchen and breakfast room opens to the rear gardens via French doors, has bespoke fitted units and a central island, 20mm Polaris Marble Quartz worktops and premium integrated appliances, including a Neff hob and dishwasher and a Lamona fridge-freezer and extractor. A hidden bookshelf door connects the breakfast area to the family room. The utility room provides further built-in storage, as well as integrated laundry appliances and underfloor heating.

The first floor provides three beautifully presented double bedrooms, each of which has built-in storage. Upstairs, there is also a family bathroom with a luxury, modern suite, featuring a bathtub, a separate walk-in rainfall shower, a touchscreen LED mirror and an Addvent extractor fan. Contemporary fittings and technological features include underfloor heating to the dining room and kitchen, premium sash-style windows, a complete refit of all plumbing, a full rewire, exterior sensor lights, a floodlit Ring camera and external power sockets.

Outside there is extensive off-road parking for up to seven vehicles, plus an integrated garage with electronic roller door system. The beautifully landscaped gardens include a limestone patio, an area of lawn, border beds, a tool shed and a detached garden building, which is ideal for use as a home gym or office.

1,273 sq ft (118 sq m) | Freehold
3 reception rooms | 3 bedrooms | 2 bathrooms
Garage | Gym/home office | Garden | Village

Guide price £850,000

Location

The property lies in the village of Cadnam, set within the boundary of the New Forest National Park in Hampshire, surrounded by ancient woodland and open heathland. The village has a traditional pub, a village hall and a primary school, while Dobbie Garden Centre which is a short walk away has a Waitrose. The historic capital of the New Forest, Lyndhurst, lies approximately three miles to the south and offers a good range of shops, restaurants, cafés and a medical practice. The towns of Totton and Romsey, provide further everyday amenities including supermarkets and leisure centres. State secondary schooling is available in Totton, with independent schooling accessible in Southampton and Winchester. The M27 motorway junction at Cadnam is less than a mile away, providing swift road access towards Southampton and Portsmouth to the east and Bournemouth to the west, while Ashurst New Forest station offers rail services towards Southampton.

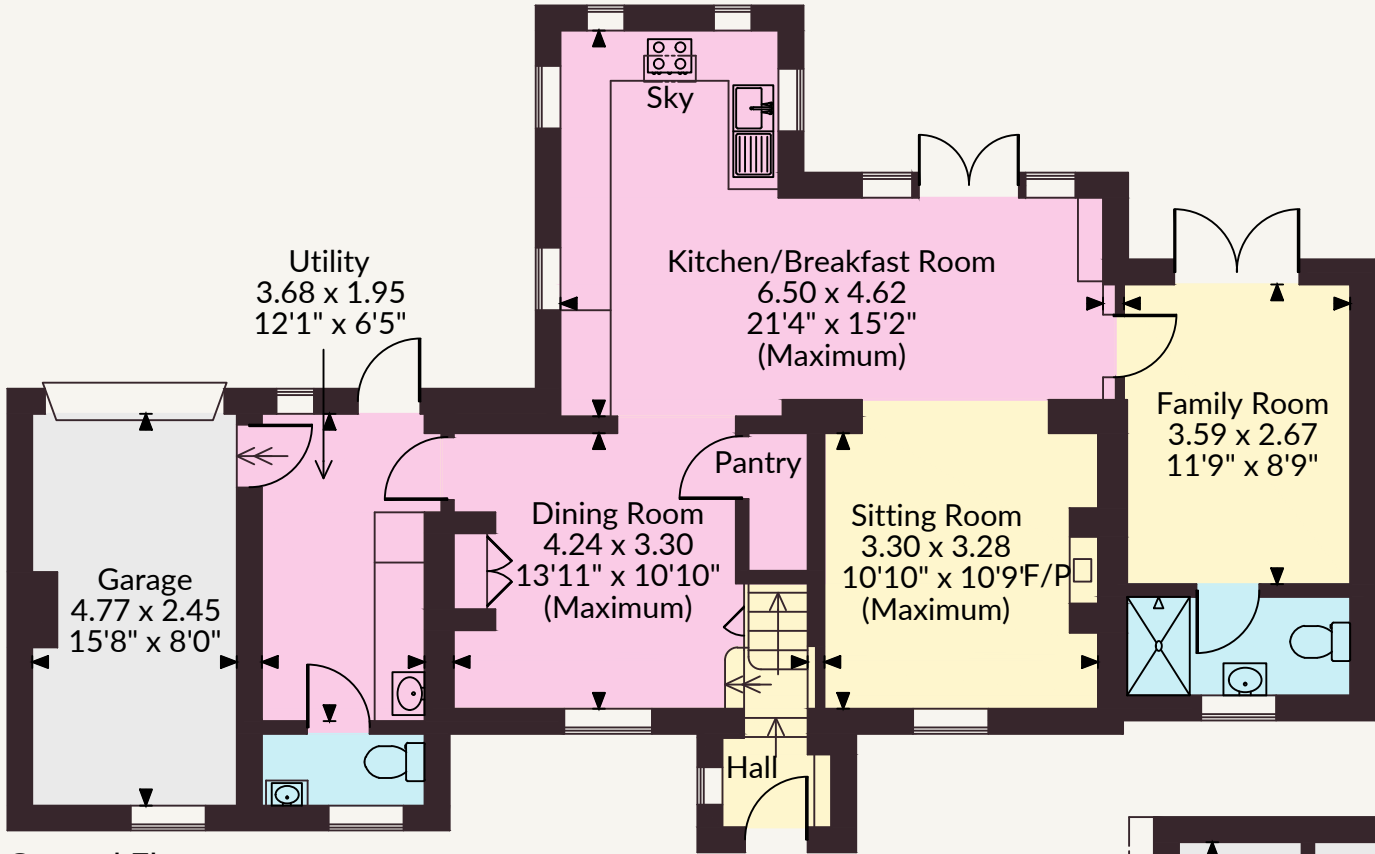
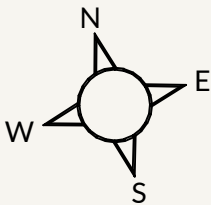
Postcode region: SO40

General

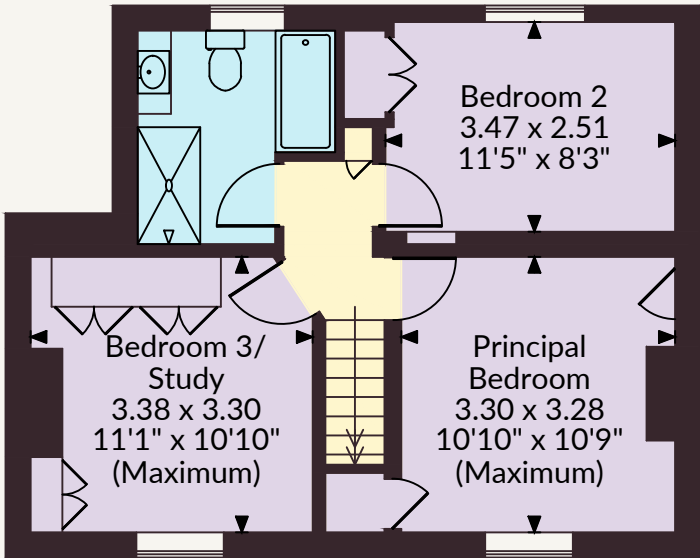
Local Authority: New Forest District Council
Services: Mains electricity, gas water and drainage
Council Tax: Band E
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



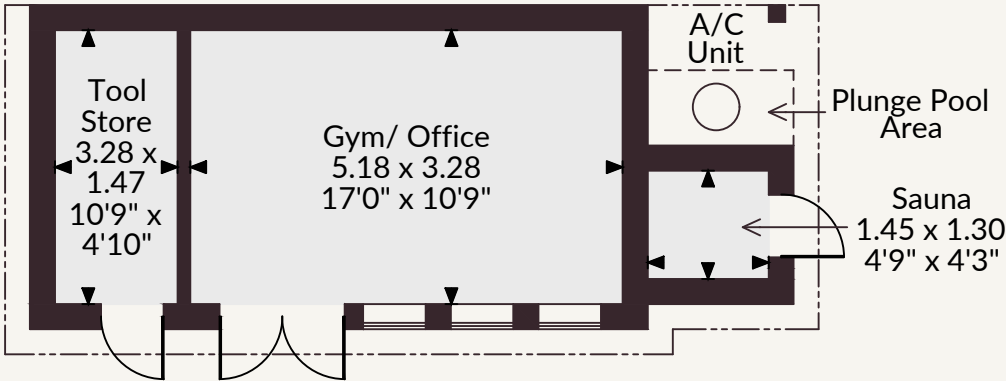
Fairview Cottage, Southampton Road, Cadnam
Main House internal area 1,273 sq ft (118 sq m)
Garage internal area 121 sq ft (11 sq m)
Tool Stores, Gym/Office & Sauna internal area 272 sq ft (25 sq m)
Total internal area 1,666 sq ft (155 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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