



Sherwood, Linda Road, Fawley, SO45 1DJ  
£400,000

**brantons**



Property

Brantons Independent Estate Agents are delighted to offer to the market this beautifully presented three-bedroom home situated within the village of Fawley, on the eastern edge of the New Forest National Park. The property offers well-proportioned and versatile accommodation arranged over two floors, and is finished to a very high standard throughout. The ground floor is centred around a spacious and stylish kitchen-diner, providing an excellent hub for both everyday living and entertaining. The kitchen flows seamlessly into the lounge, which enjoys generous dimensions and a bright, welcoming feel. A separate family room (or fourth bedroom) showcases oak beams and a ceiling height in excess of 11 feet tall, and this room offers additional flexible living space, ideal as a snug, playroom or home office. Practicality is well catered for with a useful utility room, ground floor WC, and a useful workshop providing excellent storage or hobby space. Upstairs, the first floor is comprised of three bedrooms, including a generously sized master bedroom and a comfortable second double. A contemporary family bathroom serves the first floor. To the rear of the property is a private garden that is largely laid to lawn with a patio seating area and at the front of the property there is plenty of driveway parking and additionally, there is also a garage behind the property. Throughout the property, the décor is tasteful and well maintained, allowing a buyer to move straight in with minimal effort. With its flexible layout, generous room sizes and excellent presentation, this home will appeal to a wide range of purchasers seeking both space and style. Viewing comes highly recommended to avoid any later disappointment.

Features

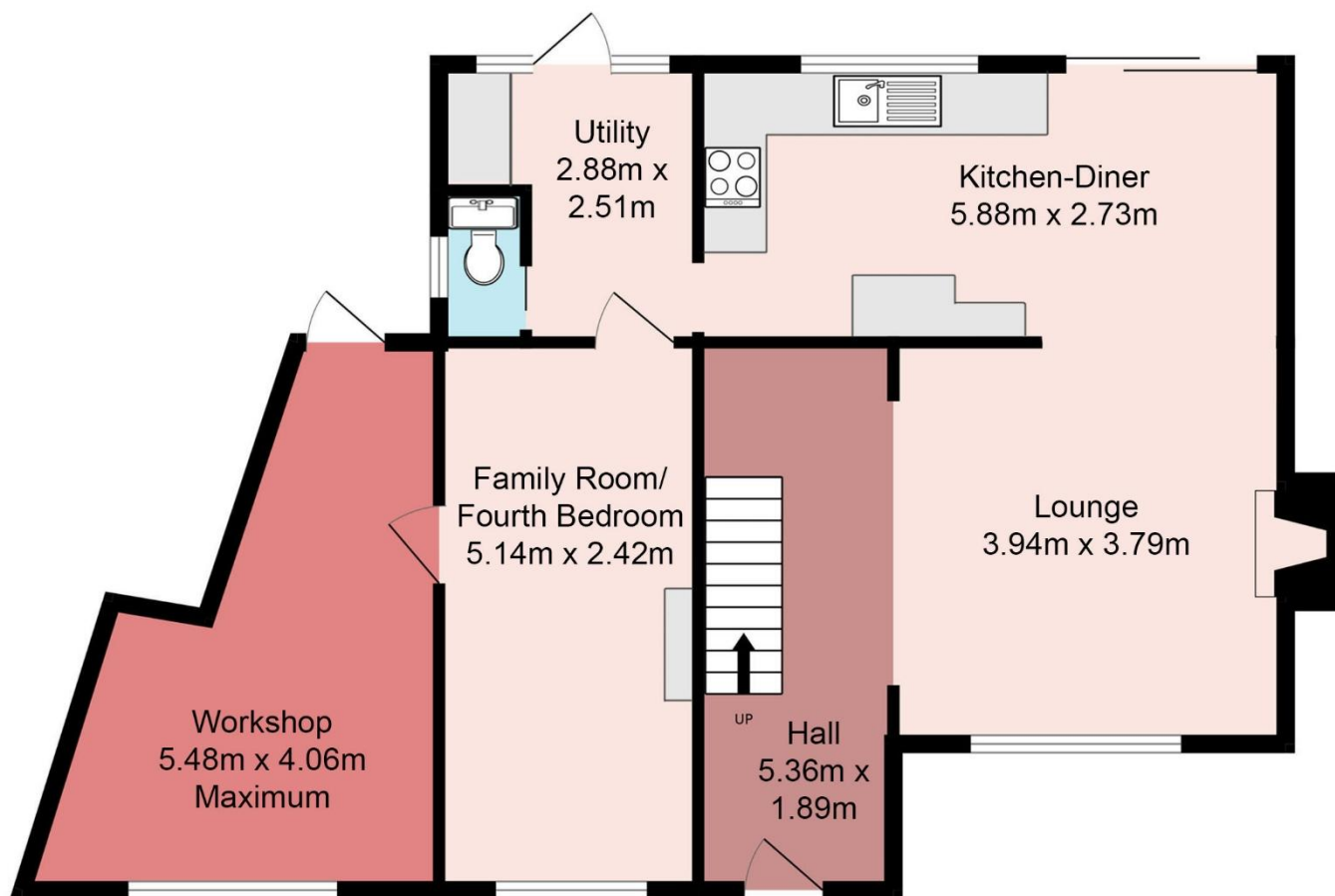
- Stylish Detached Family Home
- Three/ Four Bedrooms
- Spacious Lounge With Feature Fireplace
- Open-Plan Kitchen-Diner
- Utility Room with W.C
- Family Room With Vaulted Ceiling
- Sizable Workshop
- Contemporary Family Bathroom
- Ample Driveway Parking & Detached Garage at Rear
- Southerly Facing Rear Garden With Lawn & Patio Seating Area



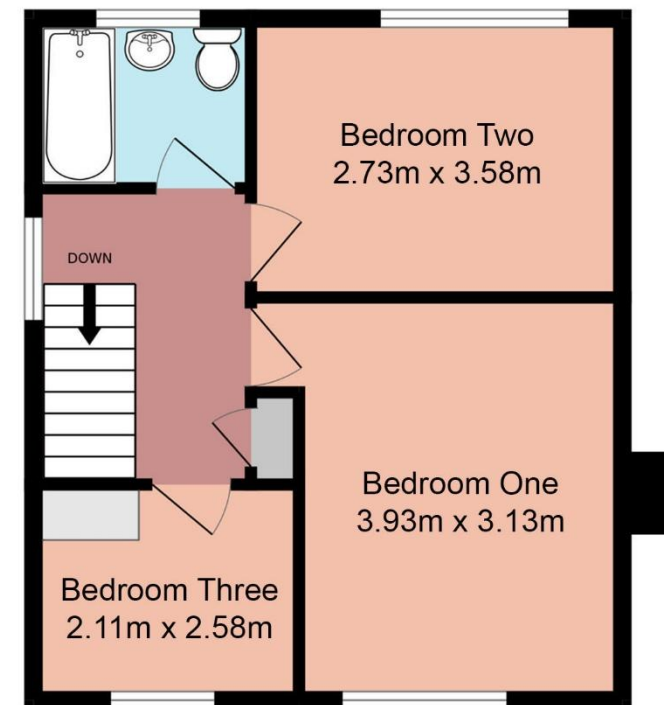
Area

Fawley is a village and civil parish in Hampshire, England, sitting on the western shore of the Solent, about 7 miles south of Southampton and right on the edge of the New Forest National Park. It sits beside Southampton Water, giving it a coastal-rural mix of landscapes. The village has ancient roots, with a settlement recorded in the Domesday Book and a 12th-century parish church (All Saints) at its heart. You have fields, coastal walks, parks and village-style amenities. The nearby Ashlett Creek and shoreline areas provide peaceful spots for walking, boating and wildlife watching. Despite its modest size, Fawley has local shops, pubs, takeaways, a village hall, community sports facilities and everyday services such as a post office and convenience stores. There's a close-knit community vibe with local clubs, family activities, and green spaces conducive to outdoor life. Fawley benefits hugely from its proximity to the New Forest, offering easy access to walking, cycling, and nature trails.





Ground Floor  
75.7 sq.m. approx.



1st Floor  
38.0 sq.m. approx.

## Accommodation

Hall 17' 7" x 6' 2" (5.36m x 1.89m)

Bathroom 5' 5" x 6' 11" (1.66m x 2.10m)

Lounge 12' 11" x 12' 5" (3.94m x 3.79m)

Kitchen-Diner 8' 11" x 19' 3" (2.73m x 5.88m)

Utility Room 9' 5" x 8' 3" (2.88m x 2.51m)

Downstairs W.C 4' 11" x 2' 10" (1.50m x 0.87m)

Workshop 18' 0" x 13' 4" (5.48m x 4.06m) Maximum

Family Room/ Fourth Bedroom 16' 10" x 7' 11" (5.14m x 2.42m)

Bedroom One 12' 11" x 10' 3" (3.93m x 3.13m)

Bedroom Two 8' 11" x 11' 9" (2.73m x 3.58m)

Bedroom Three 6' 11" x 8' 6" (2.11m x 2.58m)





## Directions

From our office, follow Water Ln to Salisbury Rd/A36. Head towards Salisbury Rd. Sharp right to stay on Water Ln. Follow Ringwood Rd/A336 and A326 to Church Ln (11.4 mi) Turn right onto Salisbury Rd/A36. At the roundabout, take the 3rd exit onto Ringwood Rd/A336. At the roundabout, take the 1st exit onto Fletchwood Rd. At the roundabout, take the 1st exit onto A326. At the roundabout, take the 2nd exit onto Hythe By Pass/A326. Continue to follow A326. At the roundabout, take the 2nd exit onto Hythe By Pass/A326. At the roundabout, take the 4th exit and stay on Hythe By Pass/A326. At the roundabout, take the 3rd exit onto Long Ln/A326. At the roundabout, take the 1st exit onto Fawley Rd/B3053. Continue to follow B3053. Follow Church Ln to Linda Rd in Fawley. Slight left onto Church Ln. Turn right to stay on Church Ln. Turn right onto Linda Rd

## Distances

**Motorway:** 11.5 miles

**Southampton Airport:** 19.0 miles

**Southampton City Centre:** 14.4 miles

**New Forest Park Boundary:** 2.1 miles

**Train Stations** Ashurst: 11.0 miles

Totton: 11.0 miles

## Information

**Local Authority:** New Forest District Council

**Council Tax Band:** D **Tenure Type:** Freehold

**School Catchment**

**Infant:** Blackfield / Fawley

**Junior:** Blackfield

**Senior:** The New Forest Academy

## Energy Performance

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

Totton SOUTHAMPTON	Energy rating
Valid until	Certificate number

Property type

Total floor area

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is a listed building, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-\(meps\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-(meps))).

### Energy efficiency rating for this property

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate>

