1 Copthorne Cottage | Copthorne Lane | Fawley | Hants |

WOOLLEY & WALLIS

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Guide Price £325,000

An end of terrace period cottage full of charm and character sitting in a large plot of (0.143 acres) offering the potential to extend (STPP). Chain free.

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PROPERTY DESCRIPTION

- OVERVIEW

An end of terrace period cottage full of charm and character.

The property sits in a large plot of (0.143 acres) offering the potential to extend to the side or rear subject to planning permission.

- THE PROPERTY

Downstairs the accommodation includes a sitting room and kitchen/dining room.

Upstairs there are two bedrooms and a shower room.

In all approximately 50.1sq.m (540 sq ft) of accommodation.

- OUTSIDE

There is a large garden that wraps around three sides of the cottage, simply kept with a lawn and a few trees, along with a shed.

The property has on street parking but there is the ability to create two parking spaces to the front (STPP).

SITUATION

'1 Copthorne Cottages' is on the edge of the village of Fawley with its selection of shops, pub, cafes and amenities. It is situated south of Southampton, with a regular bus service to the surrounding areas including Hythe and Southampton.

The property benefits from its close proximity to the New Forest National Park, as well as the beaches at Calshot and Lepe. There are also indoor and outdoor activities to be enjoyed at local sports centres including Gang Warily Recreation Centre, Calshot Activity Centre and Dibden Golf Centre.

There are many well regarded state schools within a short drive, including Blackfield Primary School and New Forest Academy.

The M27 can be easily accessed at Junction 2 via the A326 and links to the M3 affording easy access to Winchester, Basingstoke and London.

DIRECTIONS

From our offices in Gosport Street proceed out of town on the B3054 in the direction of Beaulieu. Proceed through Beaulieu on Palace Lane and out to the forest as the road becomes Beaulieu Road. By the Royal Oak pub turn right and immediately left towards Blackfield. Continue on this road to the crossroads as it becomes Rollestone Road. At the crossroads continue across onto Newlands Road. At the end of the road turn left onto Blackfield Road. At the T junction turn right onto the B3053 Fawley Road and then immediately left onto Church Lane. Continue up Church Lane and take the right turn, a continuation of Church Lane and take the second left turn onto Copthorne Lane. Take the left spur and the cottage is located a short way down on the left on a bank.

SERVICES AND COUNCIL TAX

Mains electricity, gas and water. Private drainage.

Council Tax Band: B

Heating: Gas central heating

Tenure: Freehold

Council Tax: B

EPC: D Current: 62 Potential: 88

Property Construction: Standard construction

Parking: On street parking

AGENT'S NOTES
Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were created in September 2026.

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