



Stanbridge Lakes, Romsey, Hampshire, SO51 0GY





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A rare and exclusive opportunity to acquire a bespoke property within the prestigious Stanbridge Lakes Development



- Stunning contemporary home • Exclusive cul de sac with lakeside views
- Impressive and beautifully presented accommodation Extending to 2,500 sq ft
 - Popular and tranquil village setting • Landscaped rear garden
 - Air source heat pump to underfloor heating
 - Sonos speaker wiring in kitchen and lounge

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ACCOMMODATION

Stanbridge Lakes is an exclusive residential enclave nestled in Awbridge. Renowned for its unique charm and exceptional location, Stanbridge Lakes comprises nine houses, each offering a perfect blend of contemporary architecture and the natural beauty of the surroundings. This detached house, spanning over 2,500 square feet and perfectly arranged over three stories, is a testament to individuality and inspiration drawn from the breathtaking lake and its environs. Boasting five bedrooms, two of which feature en suite facilities, and four with built-in wardrobes and captivating lakeside views, the property offers a harmonious fusion of contemporary living and the tranquillity of its surroundings. The open-plan kitchen/dining and family area is a highlight, featuring double doors that open to the rear garden, creating a seamless connection to the outdoors. The spacious sitting room, adorned with a feature log burner, provides an inviting space for relaxation. Additionally, the property includes a separate utility room and a convenient downstairs cloakroom. Outside, the rear garden is a picturesque retreat, predominantly laid to lawn with a patio area ideal for al-fresco dining. Completing the ensemble is a double detached garage, adding both convenience and practicality to this exceptional property where the quality-built residence harmonises with its exclusive setting, resulting in a truly breathtaking home.



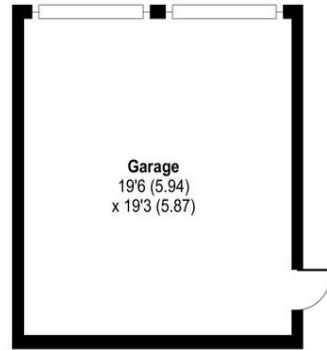
SITUATION

Stanbridge Lakes enjoys a prime location in the idyllic village of Awbridge, surrounded by picturesque landscapes. The village itself offers essential amenities, including a primary school, a charming church, and a village hall. Additionally, residents can explore the local farm shops located on the outskirts of Awbridge and Kimbridge. For a more extensive range of amenities and educational facilities, the vibrant market town of Romsey is conveniently located approximately three miles away. Romsey is known for its diverse offerings, from shopping opportunities to various schools, meeting the needs of both residents and visitors. Transportation is made easy with the presence of a railway station in Dunbridge, just two miles away. This station provides local services connecting to Salisbury, Southampton, Eastleigh, and Portsmouth, enhancing accessibility to nearby cities and destinations. The strategic location of Stanbridge Lakes allows for seamless travel to major hubs, with Southampton and Winchester both within a short drive. Junction 3 of the M27 is in close proximity, facilitating rapid connections to the New Forest, the South Coast, Eastleigh Airport, and the M3, providing a direct route to London. Whether you seek the tranquillity of rural living or the convenience of urban amenities, Stanbridge Lakes offers a perfect balance, making it an ideal place to call home.





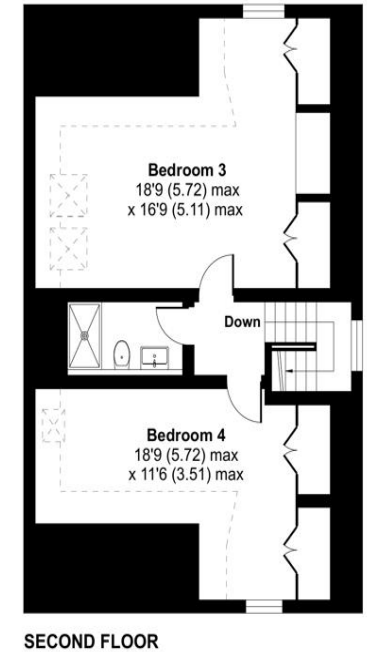
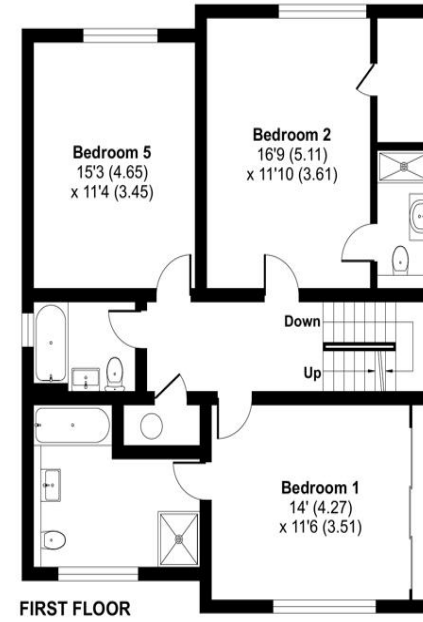
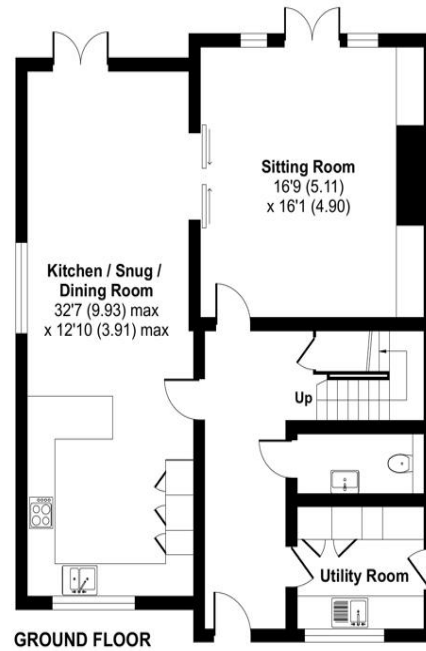
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Denotes restricted head height

Approximate Area = 2568 sq ft / 238.5 sq m
 Limited Use Area(s) = 216 sq ft / 20 sq m
 Garage = 377 sq ft / 35 sq m
 Total = 3161 sq ft / 293.6 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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1074094





LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band F

ASKING PRICE

Asking Price £950,000

TENURE

Freehold

AGENT NOTES

Private drainage for Stanbridge Lakes, awaiting Environmental Agency Compliance Certificate.
Estate Management Charge: £840 per annum (approx.)

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.