

## SPECIFICATION

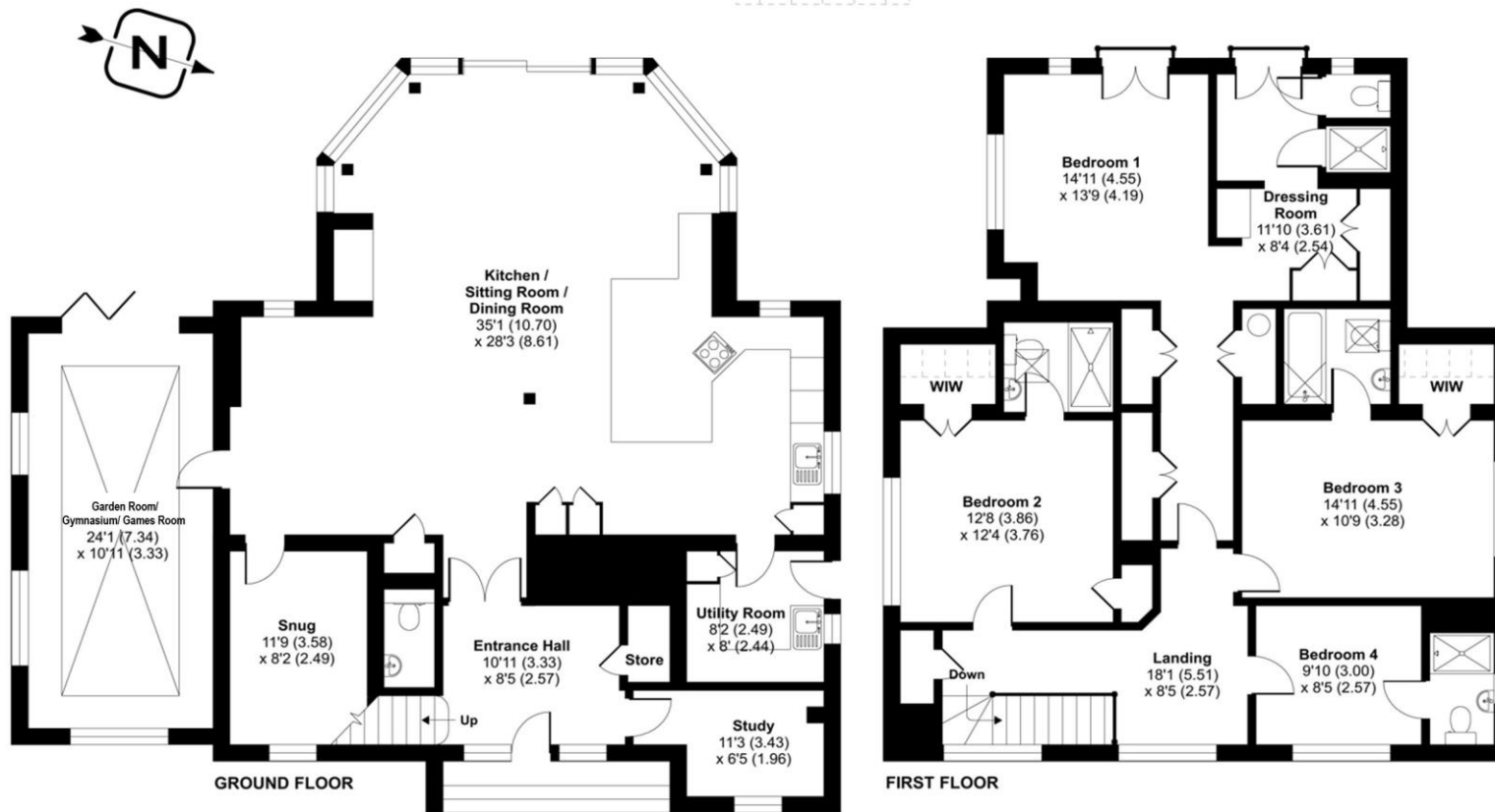
- Exclusive gated development
- Popular village location
- Countryside views
- Substantial living accommodation
- Four bedrooms all with en-suite facilities
- Pleasant rear garden
- Ample driveway parking

## ACCOMMODATION

Cedar Lodge is one of four individual homes set within an exclusive gated development in a privileged setting in the popular village of Awbridge, boasting wonderful extensive views over undulating countryside, previously Dunwood Manor Golf Course. Available from January 2024 with a high degree of flexibility on furnishings, the property has been completely renovated throughout to a truly exceptional specification. The property is approached via a gated gravel driveway serving the four lodges, with ample secure driveway parking for several vehicles. As you enter the property you are greeted by a large open entrance hall with direct access to a study, a convenient ground floor cloakroom, a utility cupboard and stairs to the first floor. The true hub of the home is the impressive open plan kitchen/sitting/dining room, with a feature woodburner, far reaching views across the garden and beyond and access out onto the terrace, creating a seamless indoor-outdoor transition. The high quality fitted kitchen has full range of integrated appliances with a separate area for a washing machine and tumble dryer. Additionally on the ground floor there is a snug room with a further wood burner and to the side is an impressive garden room with a beautiful glass lantern roof, currently being used as a gymnasium/games room, with a wide range of equipment. The first floor continues to impress with four good sized bedrooms, all benefitting from luxury en suite facilities, fitted wardrobes to three of the bedrooms, with the principal suite having a dressing area and stunning garden views.

Approximate Area = 2763 sq ft / 256.7 sq m  
 Limited Use Area(s) = 22 sq ft / 2 sq m  
 Total = 2785 sq ft / 258.7 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2023. Produced for Charters Estate Agents Limited. REF: 1058698



### SITUATION

Awbridge is a particularly popular Test Valley village which originally comprised a small collection of hamlets, and now offers a delightful community spirit centred upon the pretty All Saints Church, the excellent primary school, a farm shop and busy village hall. Ideal for commuters with its easy access to Southampton, Salisbury and Winchester it is also convenient to the New Forest and is approximately three miles away from the market town of Romsey, where more comprehensive amenities can be found. There is also a railway station in Dunbridge (some two miles away) which provides a local service to Salisbury, Southampton, Eastleigh and Southampton Airport Parkway, which is only about 20 minutes away and gives access to London Waterloo in just over an hour.

### LOCAL AUTHORITY

Test Valley Borough Council  
 Council Tax Band: F  
 Minimum Term: 12 Months

### GUIDE PRICE

£4,000 per month  
 Security Deposit: £4,615.38 (based on advertised rental price)  
 Holding Deposit: £923.07 (based on advertised rental price)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	83
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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