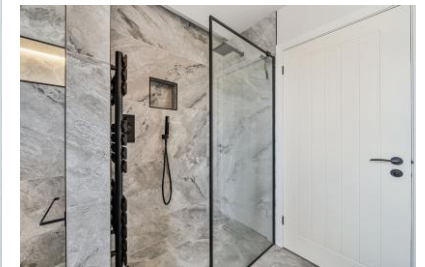




Crook Hill, Braishfield, Romsey, Hampshire, SO51 0QB

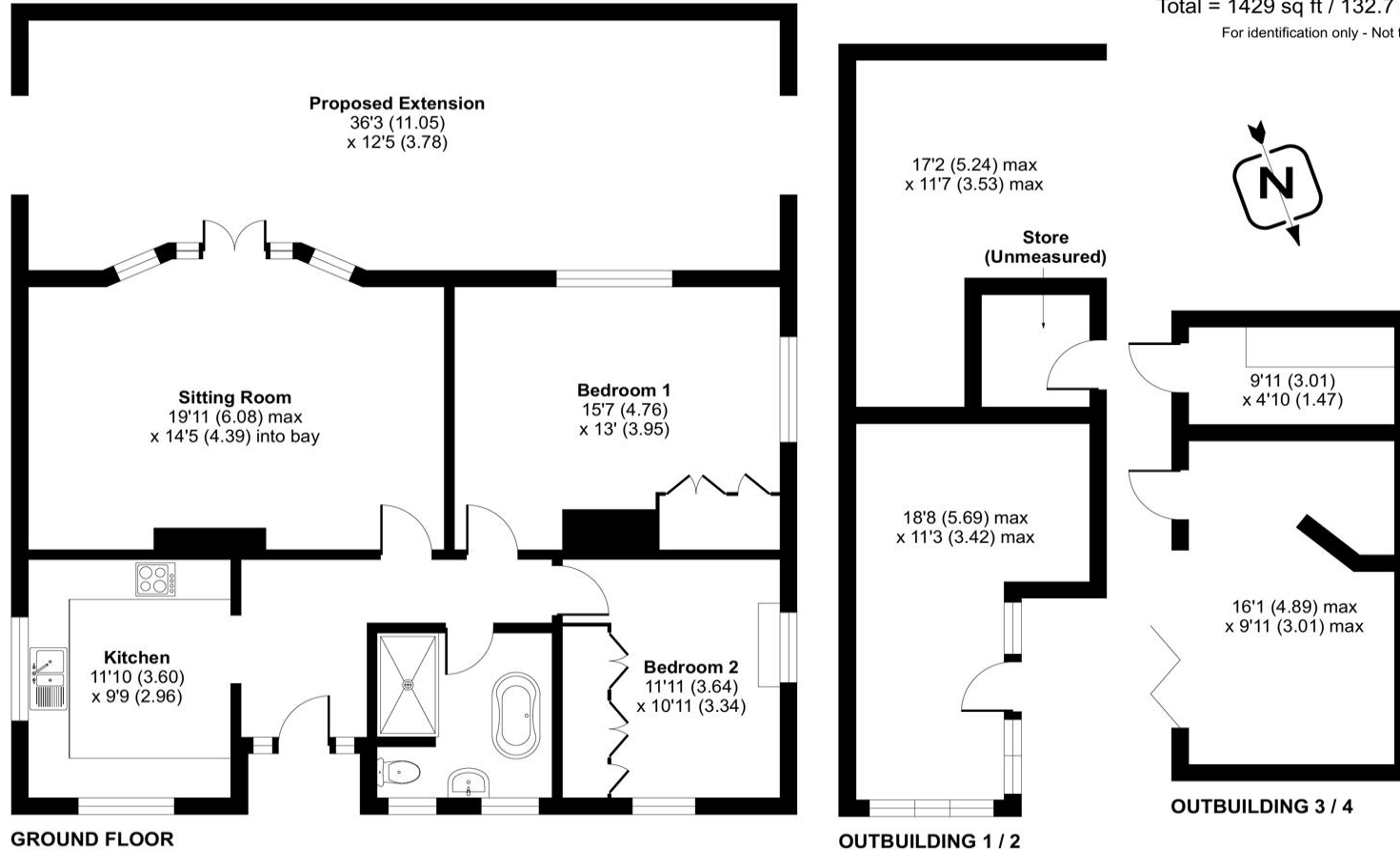




## ACCOMMODATION

Located on the outskirts of Braishfield village, this detached bungalow sits on a generous 0.22-acre plot and presents an exciting opportunity with planning permission already granted for expansion. The existing accommodation includes two double bedrooms, a modern four-piece bathroom, a well-equipped kitchen, and a spacious sitting/dining room featuring an open fireplace and parquet flooring. A garden room with bi-folding doors extends the living space, overlooking the pleasant rear garden. The home benefits from driveway parking at the front and additional gated parking to the rear. Planning permission has been approved for a single-story side extension, creating an open-plan kitchen, dining, and living area with a vaulted ceiling and skylights, while a loft conversion will add two further bedrooms, a shower room, and storage. Planning reference 23/00793/FULLS. The side extension is partially built, with walls up to roof level. The rear garden enjoys a westerly aspect, offering a large lawn and paved seating area, ideal for outdoor entertaining with a number of versatile outbuildings. This property is an excellent prospect for buyers looking to enhance and personalise their next home.

Approximate Area = 904 sq ft / 84 sq m (excludes proposed extension & store)  
 Outbuildings = 525 sq ft / 48.7 sq m  
 Total = 1429 sq ft / 132.7 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Charters Estate Agents Limited. REF: 1263413

## SITUATION

Braishfield is one of the most highly sought-after country villages in the Romsey area offering excellent traditional amenities including a well-regarded village school, hall, church and unusually, a choice of public houses. Located just three miles north of the market town of Romsey with its more comprehensive amenities, Braishfield enjoys a strong community spirit and well supported local facilities making it a most pleasant village to live.

Braishfield still fulfils all aspects of village life from its delightful pantry store stocking the essentials through to sophisticated delicatessen to its successful football club formed in 1907 and one of the oldest strictly amateur clubs in England. Famed by the filming of *Worzel Gummage*, Braishfield offers a friendly and fully inclusive, high achieving school, a village hall, cricket club and choice of village pubs. Its active village diary is well promoted to the residents via its organised and informative community website. A lovey place to live!





### **SPECIFICATION**

- Desirable village-edge location on the fringes of Braishfield, offering a peaceful setting with excellent amenities nearby
- Exciting development potential with planning permission granted for a side extension and a loft conversion, adding two further bedrooms and a shower room
- Spacious 0.22-acre plot providing ample outdoor space and opportunities for further landscaping or expansion
- Well-presented accommodation featuring two double bedrooms and a stylishly refitted four-piece bathroom
- Generous driveway parking for multiple vehicles, with gated access to additional rear parking
- Beautiful westerly-facing gardens with a versatile garden room featuring bi-folding doors, ideal for entertaining or additional living space

### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band E

**ASKING PRICE £550,000**

### **TENURE**

Freehold