



Awbridge Hill, Awbridge, Romsey, Hampshire, SO51 0HF





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A substantial and beautifully presented family home occupying a tranquil setting in the sought-after village of Awbridge and conveniently close to the market town of Romsey.



- Substantial detached family home in a tranquil setting • Highly sought-after village location
- Beautifully presented and well-proportioned rooms throughout • Four double bedrooms
- Impressive principal bedroom with en-suite shower room and a Juliet balcony overlooking the beautiful garden
 - Second bedroom with en-suite shower room • Family bathroom with corner bath
- Open-plan kitchen/dining/family room with feature open fire • Separate utility room • Living room
- Beautifully landscaped wrap-around garden affording a high degree of privacy and a substantial patio terrace and lawned area • Double garage and ample driveway parking

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ACCOMMODATION

A substantial and beautifully presented family home occupying a tranquil setting in the sought-after village of Awbridge and conveniently close to the market town of Romsey. Set within a beautiful and secluded plot which is enveloped by scenic countryside, this property enjoys particularly bright and spacious accommodation throughout which is centred upon a wonderful, traditional style open-plan kitchen/dining/family room which is afforded much natural light by the large picture windows and double doors opening to the patio terrace. The kitchen provides plenty of storage with a comprehensive range of wall and base units and complementing worktop space. There is a spacious dining area and family lounge with a feature open fire. The versatile ground floor also offers a charming separate sitting room, utility room and a guest cloakroom. To the front, there is a double garage and generous parking for multiple cars. Upstairs the accommodation and presentation continue to impress with four double bedrooms, including an incredible principal bedroom with its own en-suite shower room and Juliet balcony enjoying glorious views across the garden. A second bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by the contemporary family bathroom including a shower and corner bath. The superb wrap-around garden affords a high degree of privacy and is a good size, having been landscaped with multiple seating areas, ideal for al fresco dining and socialising and enjoying mature shrub and flower borders and a large lawned area.

Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.

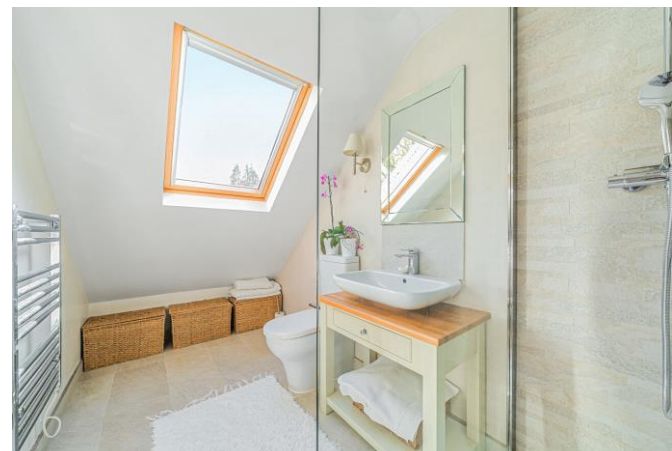
Oil-fired central heating



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 and the 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 just 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 Portsmouth). There are a host of clubs and activities conducted at the village hall including bridge, bowls, keep fit and play groups. The striking Saxon Stanbridge Manor is reputed to have been the site of the home of the Saxon King Ethelwulf in 806-858AD who was the father of King Alfred. It is now central to a stunning retirement village hosting many amenities available to the public including a restaurant, café, swimming pool and fitness centre.



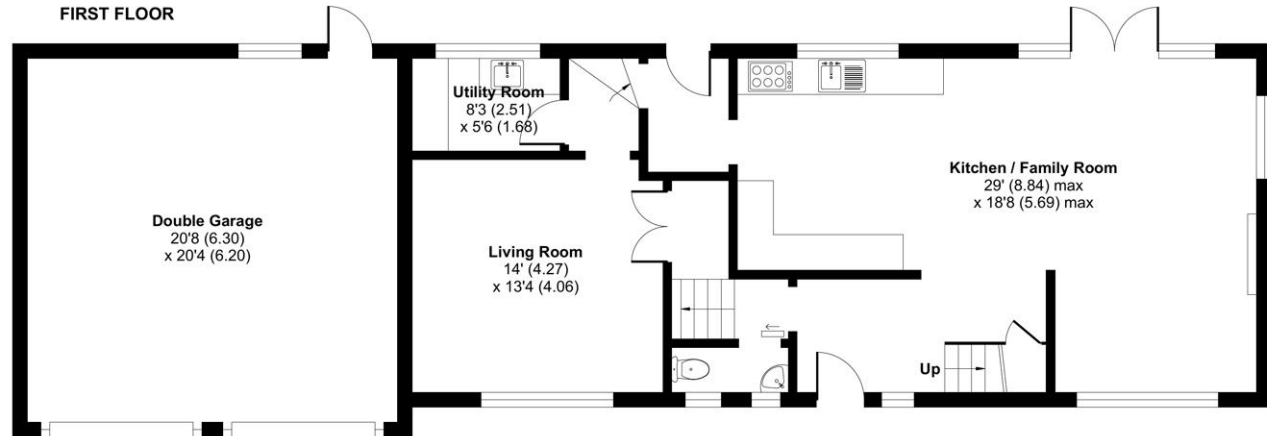




Approximate Area = 2407 sq ft / 223.6 sq m (includes garage)
 Limited Use Area(s) = 131 sq ft / 12.1 sq m
 Total = 2538 sq ft / 235.7 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Charters Estate Agents Limited. REF: 991499





TENURE

Freehold

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: F

ASKING PRICE

£1,150,000

SERVICES

Mains Water and Electricity, Oil-Fired Central Heating, Drainage Via a Septic Tank