



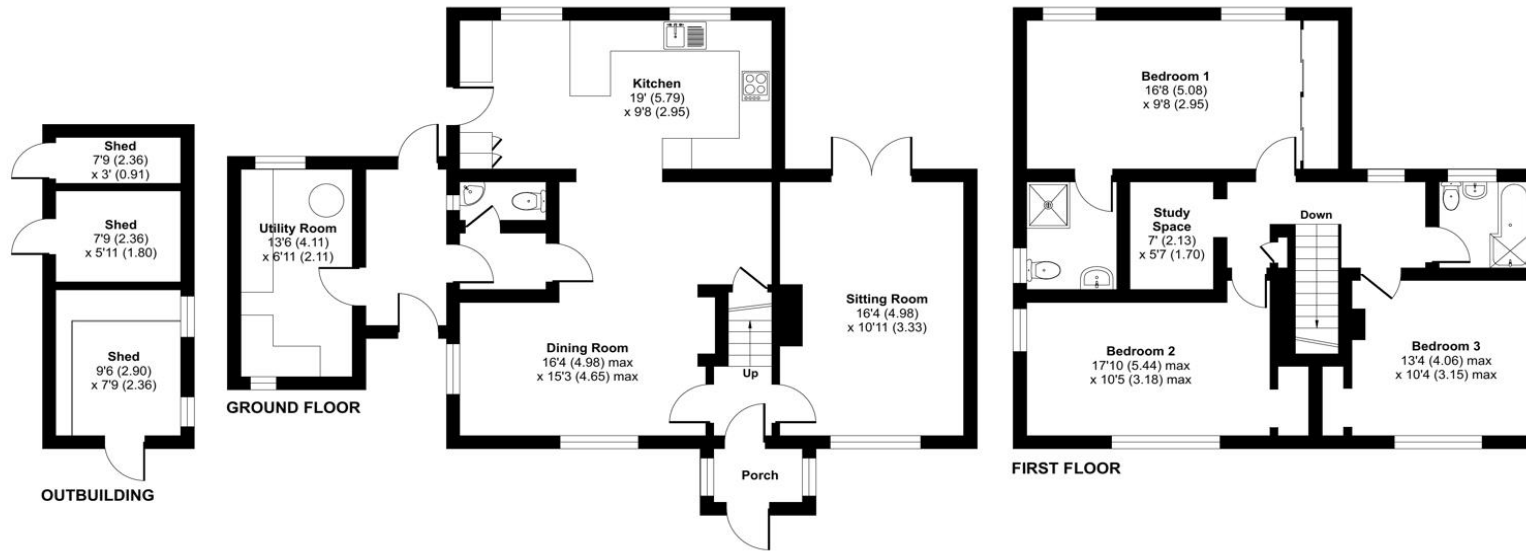


## ACCOMMODATION

Offered with no forward chain, and nestled within the charming Hampshire village of Lockerley, this splendid three-bedroom village home occupies a coveted position at the head of a secluded cul-de-sac. Set against picturesque surroundings, the residence boasts beautifully maintained gardens including a productive vegetable plot and attractive planting and a stylish patio terrace with pergola. With the allure of energy-efficient features including an air source heat pump, two wood-burning stoves coupled with recent extensive renovations have enhanced its appeal. The property has been beautifully maintained by the current owners with the well-presented and modern kitchen, bathroom and triple glazing. The interior of the accommodation will suit modern living with an appealing 'social flow' attractive decor. The three bedrooms are all doubles in size with the principal bedroom featuring ensuite facilities. Located just steps from the village centre, residents can enjoy traditional amenities including a renowned primary school, and local shop and within a short drive of quaint public houses and communication links.



Approximate Area = 1623 sq ft / 150.7 sq m  
 Outbuilding = 143 sq ft / 13.2 sq m  
 Total = 1766 sq ft / 164 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>69</b>		<b>82</b>
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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1035917



## SITUATION

Lockerley is an attractive compilation of several greens creating a diverse village which despite its smaller population has a surprising amount going on with around 35 groups, societies and activities ranging from bellringing to bridge and car mechanics. The village enjoys an excellent local school and shop and strong sense of community. Positioned approx. 5 miles west of the market town of Romsey, on the southern bank of the River Dun, there is a train station at the neighbouring villages of Dunbridge and West Dean along with a local pub. Butts Green hosts the majority of the amenities including the excellent village school and active community hall and derived its name from Tudor times when able-bodied men of the village were required to spend an hour each Sunday practicing archery. The target was known as the "butt". Lockerley Green hosts the village stores and post office and with Top Green offering some aesthetically pleasing architecture with picturesque surrounding scenery.



#### **SPECIFICATION**

- Three-bedroom village home
- Manicured gardens with well stocked borders
- Central heating via an energy efficient air source heat pump
- Two bathrooms
- Main bedroom and ensuite
- No forward chain

#### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band C

#### **GUIDE PRICE**

Asking Price £425,000

#### **TENURE**

Freehold