



Danes Road, Awbridge, Romsey, Hampshire, SO51 0HL

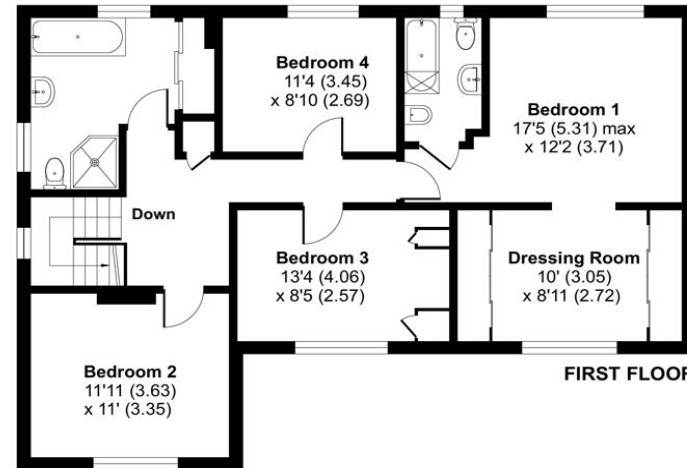
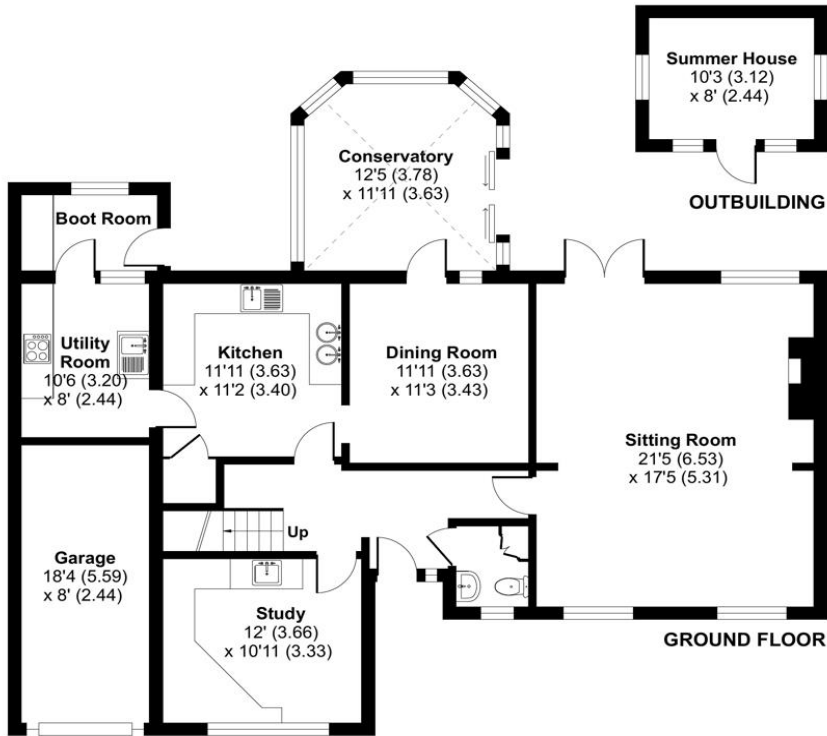


ACCOMMODATION

Spennithorne is a fantastic residence nestled in the heart of a picturesque village. Boasting a generous 2400 square feet of living space, this well-maintained home offers a perfect blend of comfort and elegance over two floors, complemented by a sprawling east-facing garden. Upon entering, you will be greeted by a bright and airy ambience, with the principal reception rooms offering picturesque views of the surrounding grounds. This sunlit sanctuary allows you to seamlessly transition from indoor to outdoor living, making every corner of the home a delightful space to unwind. The layout of the home is not only spacious but also versatile, providing ample opportunities to customise the accommodation to suit your unique preferences and lifestyle. Whether you're a growing family seeking room to flourish or an entertainer in need of excellent hosting space, this home effortlessly adapts to your needs. Situated just moments away from a reputable primary school and surrounded by a vibrant community, Spennithorne embodies the quintessential village lifestyle. With its ample entertaining space both indoors and outdoors, this residence is ideal for creating lasting memories with loved ones.



Approximate Area = 2199 sq ft / 204.2 sq m
 Garage = 147 sq ft / 13.6 sq m
 Outbuilding = 83 sq ft / 7.7 sq m
 Total = 2429 sq ft / 225.5 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		
(55-68)	D	56	70
(39-54)	E		
(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). © nlcocom 2024. Produced for Charters Estate Agents Limited. REF: 1084549



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.



SPECIFICATION

- Four-bedroom detached home
- Dual-aspect sitting room
- Ground floor study/home office
- Separate dining room leading to conservatory
- Modern kitchen with separate utility and boot room
- Downstairs cloakroom
- Four-piece family bathroom and ensuite bathroom
- Sizable garden with summer house
- Driveway parking for multiple vehicles and garage
- Popular Awbridge location

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: G

ASKING PRICE

£875,000

TENURE

Freehold

AGENTS NOTE

Oil-fired central heating