



Salisbury Road, Sherfield English, Romsey, Hampshire, SO51 6FQ





Steplake Lodge, Salisbury Road, Sherfield English, Romsey, Hampshire, SO51 6FQ

Stunning period residence nestled in the serene embrace of South-facing grounds, encompassing nearly half an acre of picturesque beauty.



- Detached four-bedroom house • Attractive period home
- Double garage • Three reception rooms • 0.5 acre plot
- Beautifully presented throughout

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ACCOMMODATION

Steplake Lodge is a stunning period residence nestled in the serene embrace of South-facing grounds, encompassing nearly half an acre of picturesque beauty. This exceptional family home boasts an enchanting blend of elegance and functionality across its two well-designed floors, spanning approximately 2266 square feet. Immaculately maintained, every corner exudes purpose and charm. The heart of the home lies in the kitchen/breakfast room, featuring top-of-the-line integrated appliances, elegant granite worksurfaces, and a delightful island unit for casual dining. Adjacent to this is a splendid conservatory, offering captivating views of the terrace and the sun-kissed grounds—ideal for hosting formal gatherings. A versatile family room connects these spaces, while a cosy reception room with a bay window and woodburning stove adds to the homely ambience. A study and utility room complete the ground floor, with the potential to create an annexe. The first-class condition extends upstairs, comprising four bedrooms and two well-appointed bathrooms. Accessible through electric wooden gates, an extensive parking area and a double garage provides ample space for vehicles. The South-facing rear gardens, bordered by mature trees and hedges, exude an aura of privacy and tranquillity. Three sheds offer additional utility and versatility to this truly enchanting property.



SITUATION

Sherfield English is a small, popular village with an excellent community spirit just a short drive from the market town of Romsey and nestled around a two mile stretch of the A27. For its size it enjoys a surprising array of traditional amenities, benefitting from a thriving and popular public house, The Hatchet, which is frequented by many of the locals from neighbouring villages as well as Sherfield English. It is also served by an excellent local shop and Post Office, choice of tea rooms and village hall that hosts a wide variety of activities and events which all residents are encouraged to join in. Sporting activities are prevalent with an impressive recreation ground and new pavilion which is the envy of every village in the Test Valley.







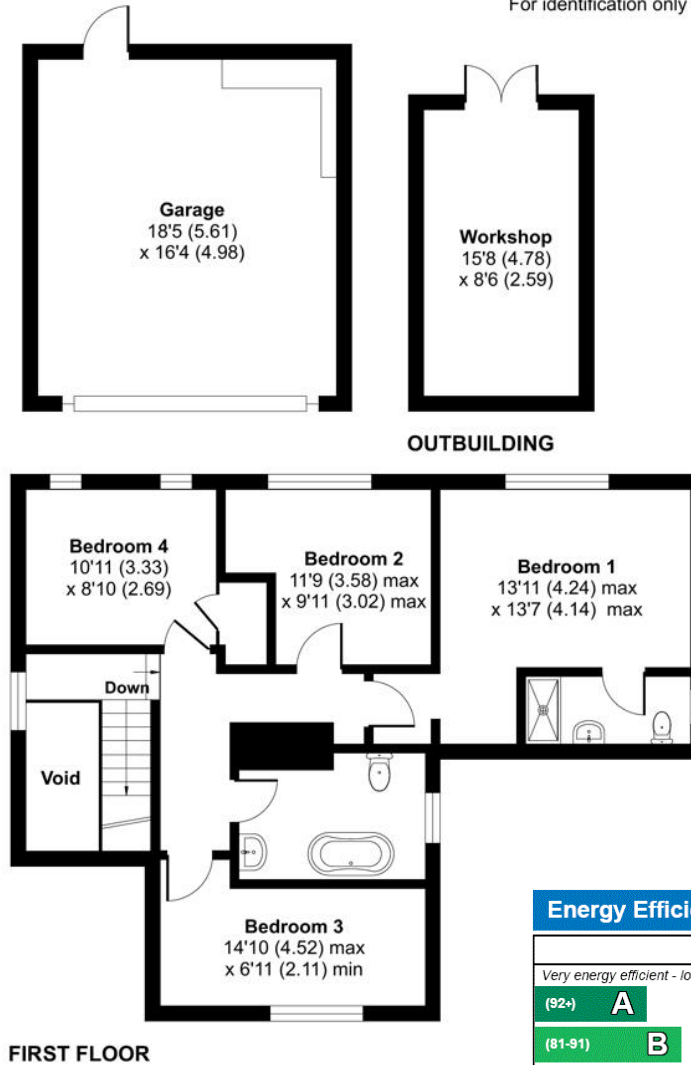
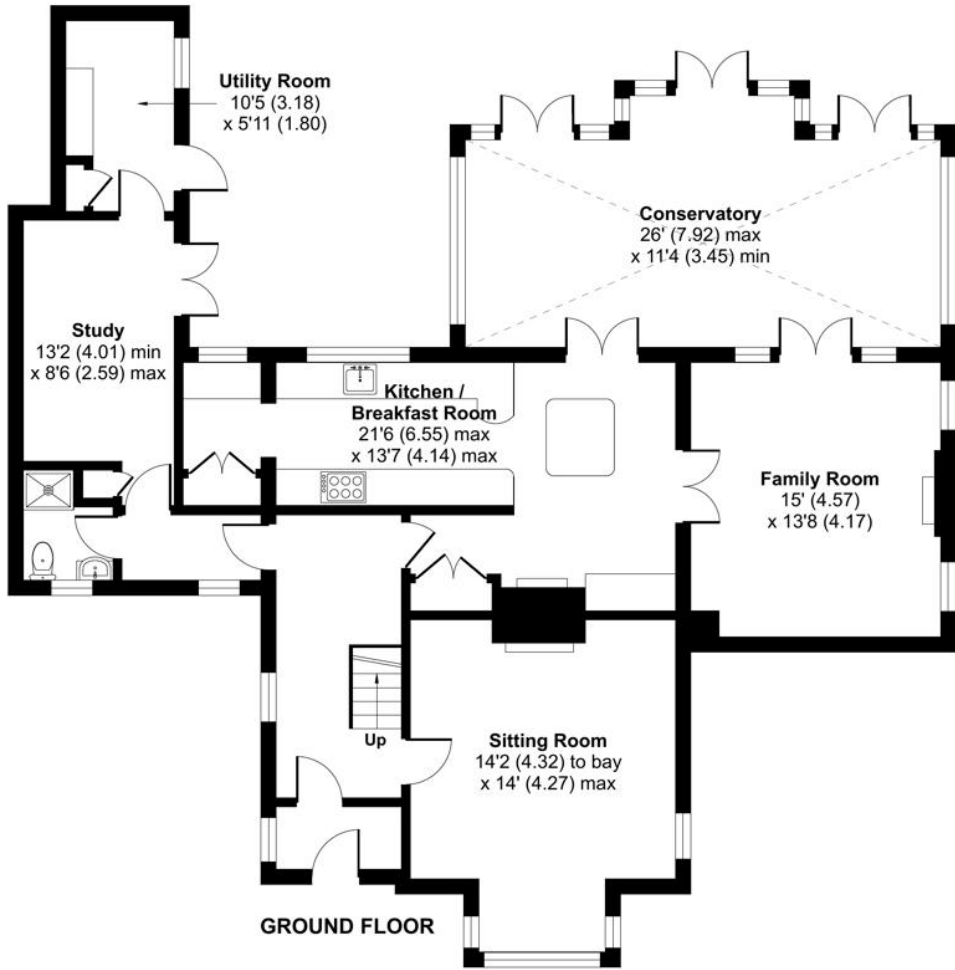
Approximate Area = 2212 sq ft / 205.5 sq m (excludes void)

Garage = 301 sq ft / 28 sq m

Outbuilding = 133 sq ft / 12.3 sq m

Total = 2646 sq ft / 245.8 sq m

For identification only - Not to scale



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: 1013826



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: G

GUIDE PRICE

Asking Price £1,000,000

TENURE

Freehold