



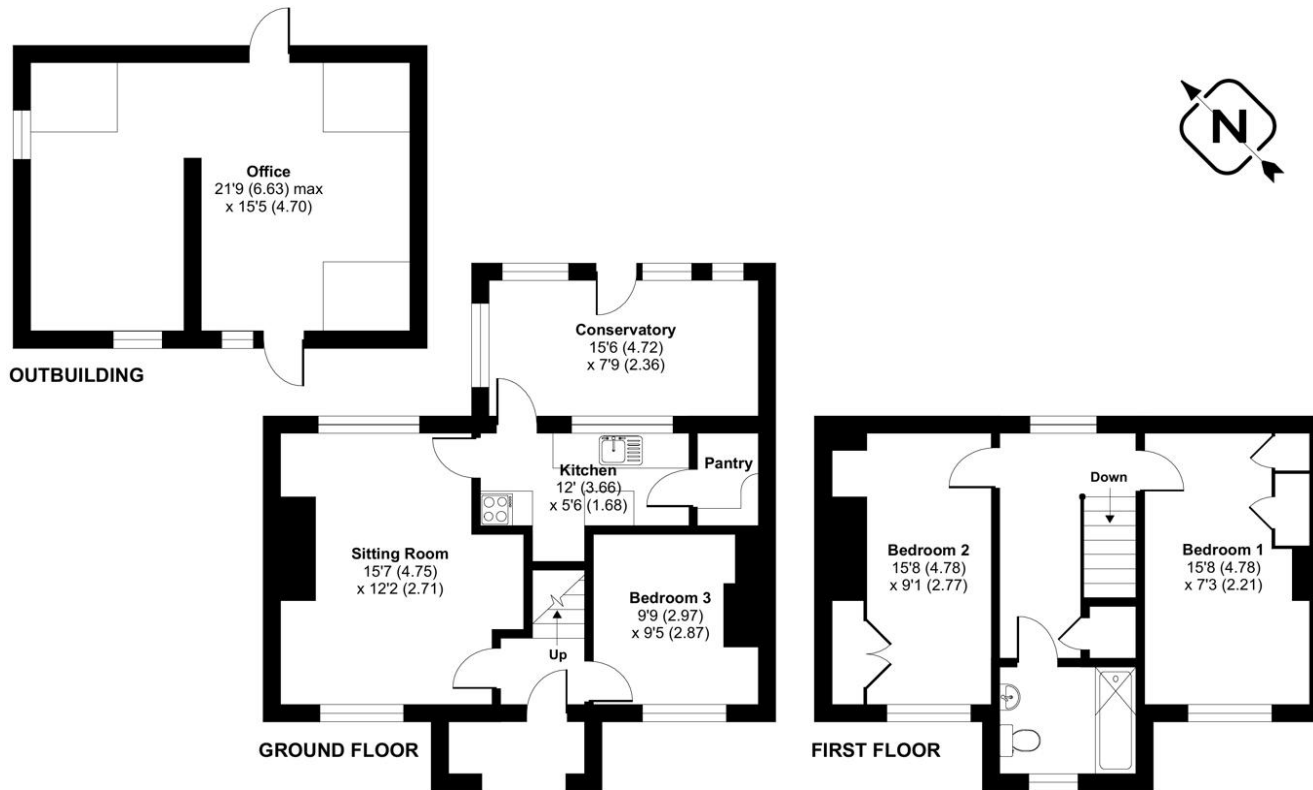
Alliance Cottages, Awbridge Hill, Awbridge, Romsey, Hampshire, SO51 0HF



ACCOMMODATION

Offered with no forward chain, this charming period home dates back to 1914 and enjoys a picturesque setting backing onto beautiful countryside and the historic Test Way walk. Retained by the same family for generations, the property exudes character with features such as an exposed brick fireplace and a wood-burning stove. The well-proportioned accommodation includes two spacious reception rooms and two generously sized double bedrooms, creating a warm and inviting atmosphere. The impressive garden is a standout feature, boasting an extensive lawn and a substantial timber workshop. Located in the desirable village of AwbrIDGE, the home benefits from a well-regarded primary school and offers convenient access to Romsey, which provides a wealth of amenities.

Approximate Area = 1030 sq ft / 95.7 sq m
 Outbuilding = 338 sq ft / 31.4 sq m
 Total = 1368 sq ft / 127.1 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(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). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1236481

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 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

- An attractive period cottage
- Substantial rear garden with large outbuilding
- Extensive ground floor accommodation
- Peaceful rural location
- Brimming with character
- No onward chain

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band C

ASKING PRICE £350,000

TENURE

Freehold