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

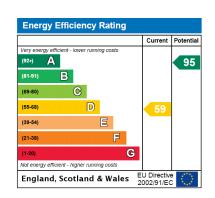


ACCOMMODATION

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

Office 21'9 (6.63) max x 15'5 (4.70) Conservatory 15'6 (4.72) x 7'9 (2.36) OUTBUILDING Kitchen Down 12' (3.66) x 5'6 (1.68) Bedroom 2 Bedroom 1 Sitting Room 15'8 (4.78) x 9'1 (2.77) 15'8 (4.78) 15'7 (4.75) x 7'3 (2.21) x 12'2 (2.71) Bedroom 3 9'9 (2.97) x 9'5 (2.87) Up GROUND FLOOR FIRST FLOOR Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2025. Produced for Charters Estate Agents Limited. REF: 1236481





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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

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.

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