



Salisbury Road, Ower, Romsey, Hampshire, SO51 6AN







## Giggleswick Cottage, Salisbury Road, Ower, Romsey, Hampshire, SO51 6AN

*This picturesque country thatched cottage, located in the desirable area of Ower on the outskirts of the New Forest National Park, is a stunning example of traditional charm with modern comforts. Spanning an impressive 2,743 square feet, the meticulously maintained property is set within enchanting grounds, offering gated security and a detached double garage with an office/workshop space above.*



- Elegant and exquisite period cottage spanning 2,700 sq ft
- Stylish open plan ground floor with three reception rooms
- Beautifully secluded mature gardens with excellent entertaining terrace
- Detached triple car barn with versatile usage and generous parking
- A host of period features including original beams and fireplaces
- 10 minutes from M27 allowing easy access to the New Forest and beaches of Bournemouth
- 20 minutes from Southampton Parkway train station
- Oil fired heating

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## ACCOMMODATION

Dating back nearly two centuries, the cottage exudes historical character while benefiting from thoughtful modernisation by the current owner. Upon entering, you are greeted by a welcoming entrance hall, which doubles as a second study, featuring slate tiled flooring and a grand Inglenook brick fireplace with a wood mantle. Adjacent to the hallway are the snug and the family room/office, both exuding warmth with solid wood flooring and ample natural light. The heart of the home lies in the open-plan living space where the sitting room, seamlessly connects to the kitchen/dining room, where a brick fireplace and French doors lead to the garden patio terrace, creating a cosy atmosphere. The kitchen, styled in a country motif, boasts handmade cabinets, granite work surfaces, a Butler sink, and a large central island with a breakfast bar. Integrated appliances, including a Bosch dishwasher and an Aga, ensure both functionality and charm. A utility room, accessible from the kitchen, provides additional storage and laundry space, while a cloakroom offers convenience. The family room/office, a newer addition to the property, impresses with its vaulted ceiling, solid wooden flooring, and bi-folding doors opening onto the garden, creating a seamless indoor-outdoor flow. Upstairs, three double bedrooms each feature en-suite wet rooms adorned with modern fixtures and heated towel rails. A smaller fourth bedroom offers flexibility as a nursery or dressing room. Outside, the property is accessed via secure gates leading to ample driveway parking and the detached triple car barn with an office space above. A charming pathway flanked by hedging guides you to the main entrance, while the landscaped garden boasts mature trees, shrubs, and multiple patio terraces for outdoor entertainment. With its idyllic setting backing onto neighbouring fields, this cottage epitomises countryside living at its finest. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.





## SITUATION

The exclusive setting of Giggleswick Cottage in Ower can only be described as picturesque. Private yet convenient to excellent commuter road, rail and air links. Approximately 5 miles from the local market town of Romsey, the neighbouring village of Wellow is well served with traditional village amenities including a post office, convenience store, a choice of butchers, pharmacy and public house, Excellent local schooling for children of all ages is available and the extensive recreational facilities of the beautiful New Forest are just yards away.





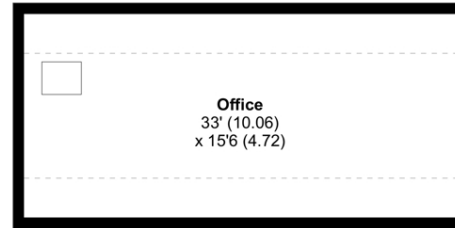




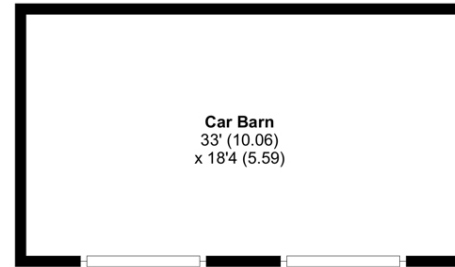
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>64</b>
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



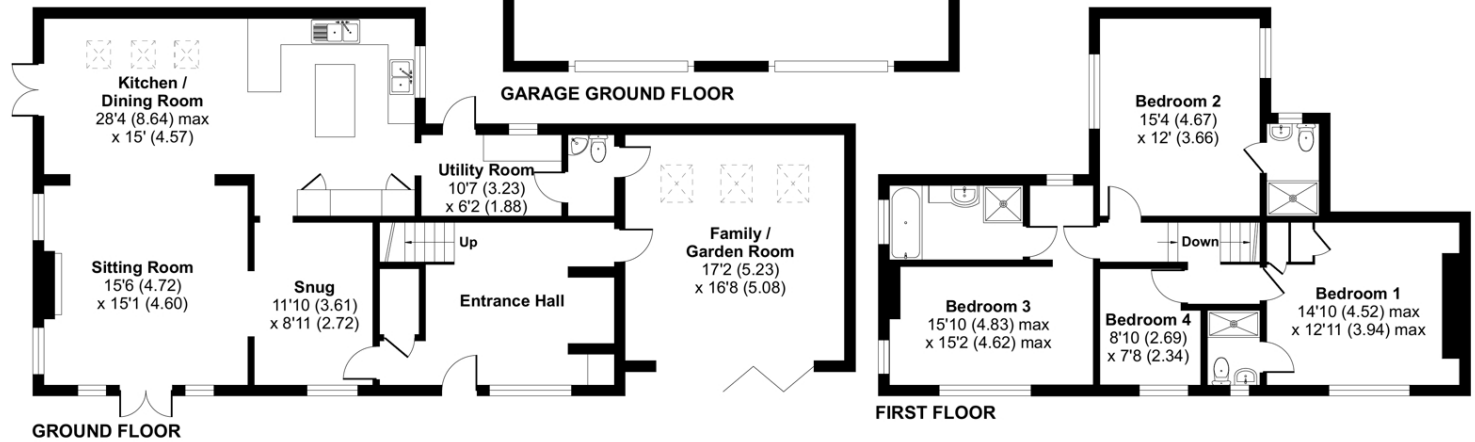
Denotes restricted head height



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



Approximate Area = 2175 sq ft / 202 sq m  
 Limited Use Area(s) = 198 sq ft / 18.3 sq m  
 Garage = 919 sq ft / 85.3 sq m  
 Total = 3292 sq ft / 305.6 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 2024. Produced for Charters Estate Agents Limited. REF: 1088588





**LOCAL AUTHORITY**

New Forest District Council  
Council Tax Band F

**GUIDE PRICE**

Asking Price £995,000

**TENURE**

Freehold