







Beisley Place, Mortimer Drive, Romsey, Hampshire, SO51 0EN

Audley Stanbridge Earls luxury retirement village offers an exquisite living experience and is nestled within 32 acres of picturesque woodland in Romsey.



- Luxury retirement village in a popular Test Valley village • Set in 32 acres with a Grade II* Tudor Manor house at its centre
 - Beautifully manicured gardens, open meadows and ornamental lakes providing a stunning backdrop
 - Superb penthouse apartment with in excess of 2,000 sq ft of accommodation • Three/four bedrooms
 - Open-plan sitting/dining room with feature balcony • Stylish kitchen/breakfast room and separate utility room
- Principal bedroom with luxurious en-suite, walk-in wardrobe and private balcony • Second bedroom with en-suite facilities
 - Family bathroom • Audley Village enjoys its own health club, library and restaurant



ACCOMMODATION

Audley Stanbridge Earls luxury retirement village offers an exquisite living experience and is nestled within 32 acres of picturesque woodland in Romsey. Its focal point is a meticulously restored Grade II* listed Tudor Manor House, now home to a superb restaurant, bar, and bistro. Residents also enjoy access to the adjacent luxury health club and swimming pool, forming the exclusive Audley Club. This stunning penthouse, boasting over 2,000 sq ft of living space, features three double bedrooms and a further single bedroom/study, two en-suites, a walk-in wardrobe, family bathroom, an open-plan sitting/dining room with a superb balcony, kitchen/breakfast room and a separate utility room.

Upon entering, a welcoming hallway provides access to all the principal rooms and spacious storage cupboards. The 26 ft sitting/dining room is bathed in natural light, courtesy of a balcony and south-west-facing Velux windows. The stylish kitchen/breakfast room is equipped with an array of sleek eye-level and base units, a pantry cupboard, and high-quality appliances including a hob with extractor, oven, grill, dishwasher, and fridge/freezer. The utility room houses the boiler, further storage units, and integrated Bosch washer and dryer.

The principal bedroom is a spacious double featuring a private balcony, vaulted ceiling, walk-in wardrobe, and an en-suite with walk-in shower, W.C., wash basin and heated towel rail. Bedroom two is also generously proportioned with dual windows and an en-suite shower room. Bedroom three offers versatility and a range of built-in wardrobes, while bedroom four can serve as a study if required. Additionally, there is a luxurious family bathroom. Externally there are beautifully manicured gardens, with open meadows and ornamental lakes providing a stunning backdrop.



SITUATION

Located near to the vibrant market town of Romsey, in the Test Valley area of Hampshire, the village is just 11 miles from the bustling port of Southampton and 15 miles from one of England's ancient capitals - Winchester. The nearby train station in Dunbridge also provides regular services to Cardiff, Salisbury, Portsmouth, Brighton and London via Southampton.

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 and the busy village hall. It is also convenient to the New Forest National Park and is just approximately three miles away from the market town of Romsey where more comprehensive amenities can be found.



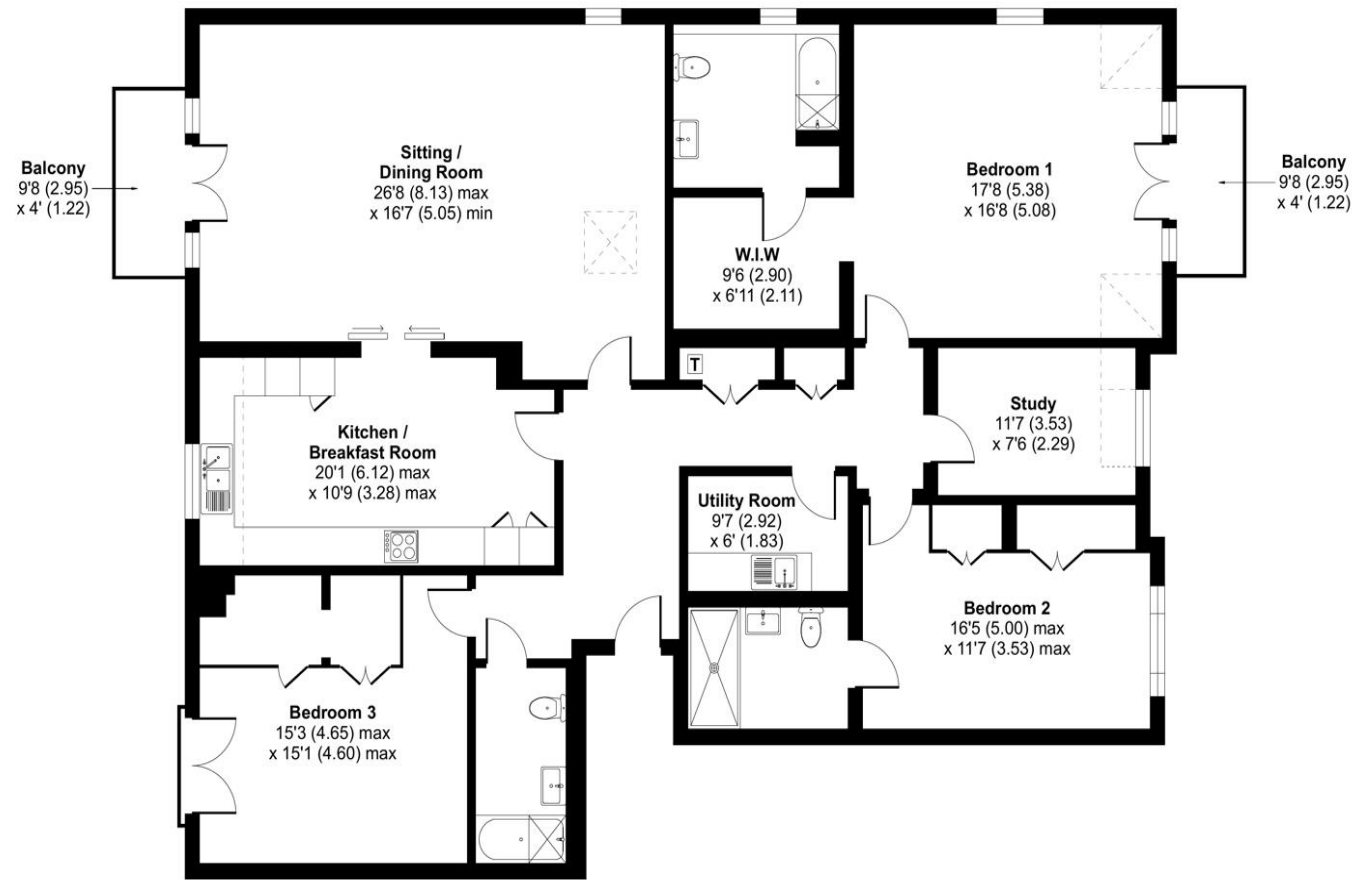


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Denotes restricted head height

Approximate Area = 2081 sq ft / 193.3 sq r
 Limited Use Area(s) = 46 sq ft / 4.3 sq r
 Total = 2127 sq ft / 197.6 sq r
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1101708





LOCAL AUTHORITY

Test Valley Borough Council (Band D)

ASKING PRICE

£1,000,000

TENURE

Leasehold - 250 year lease from June 2020

No of years remaining - 245

Current annual ground rent - £1,000

Expected increase - tbc

Annual Service Charge - £2,000 (reviewed in December)

Car Parking Charge - £250 per annum

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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