







Willow Bank House, Saunders Lane, Awbridge, Romsey, Hampshire, SO51 0GP

Willow Bank House is a stunning five-bedroom family home nestled in the charming village of Awbridge, situated in the picturesque Test Valley.



- Stunning five-bedroom detached house sitting in a generous plot surrounded by verdant countryside
 - Sought after village location within the renowned Test Valley
 - Separate two-bedroom dwelling, ideal for extended family or as a holiday let
 - Superb kitchen/dining room with additional utility room • Four elegant reception rooms
 - Home gym • Ground floor bedroom with en-suite shower room
- Impressive principal bedroom suite with luxury bathroom, dressing room and access to the balcony
 - Beautifully landscaped gardens with large patio terrace
 - Double garage with electric doors

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ACCOMMODATION

Willow Bank House is a stunning five-bedroom family home nestled in the charming village of Awbridge, situated in the picturesque Test Valley. Surrounded by abundant countryside, it offers an ideal setting for outdoor enthusiasts with plenty of walking, cycling, and riding opportunities. Its location also makes it a great choice for commuters, with easy access to Southampton, Salisbury, Winchester, and the New Forest. Positioned away from the road, this property enjoys a peaceful ambiance with breathtaking views over the surrounding landscapes, offering both tranquillity and privacy. The property is accompanied by Willow Barn, a separate dwelling currently operating as a successful holiday let, generating an annual income of approximately £40,000. The main house impresses with its thoughtfully designed interiors, blending style and practicality. A grand reception hall leads to a series of spacious living areas, including a triple-aspect kitchen/dining room with a central island, perfect for entertaining which is further complemented by a separate utility room. There are four reception rooms on the ground floor, including a drawing room with a feature fireplace, a sitting room, with a home office or potential sixth bedroom if desired. Additionally, there is a gym and a double aspect bedroom with an en-suite shower room. A guest cloakroom completes the ground floor. The first floor displays four en-suite bedrooms, each with contemporary finishes, including a principal suite with a dressing area, walk-in wardrobes, stylish en-suite bathroom and access to a large balcony offering spectacular countryside views. The property has recently been fitted with elegant hardwood double-glazed windows, adding to its modern comfort and energy efficiency. Willow Barn is the perfect addition to the main house with its high-specification design, offering open-plan living with a modern kitchen, integrated appliances, two bedrooms, one of which is en-suite and a separate shower room. The accommodation is ideal for extended family or as an income opportunity, it provides versatility to the overall property. The grounds are equally impressive, with beautifully landscaped gardens surrounding both the main home and the barn, with ample driveway parking, a double garage with electric doors, a large patio terrace and balcony for al fresco dining. The property sits on a generous 1.048-acre plot, with additional development potential in the form of a large shed, subject to planning permissions. Superfast broadband, LPG heating, and a private septic tank enhance the practicality of this elegant countryside retreat.



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 National Park 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.

Pronounced A Bridge (with a silent 'w') there are a host of clubs and activities conducted at the village hall including bridge, bowls, keep fit and play groups. The striking Saxon Stanbridge Manor is reputed to have been the site of the home of the Saxon King Ethelwulf in 806-858AD who was the father of King Alfred. It is now central to a stunning retirement village hosting many amenities available to the public including restaurant, café, swimming pool and fitness centre.







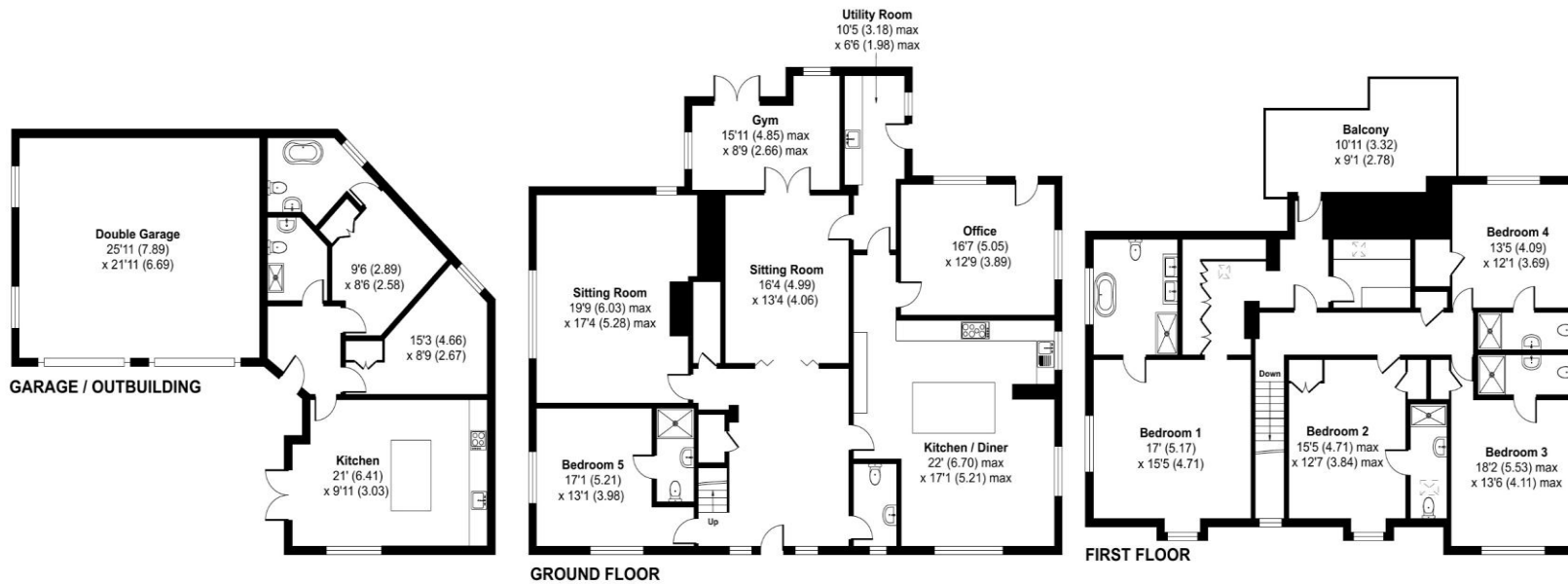
Approximate Area = 3760 sq ft / 349.3 sq m

Garage = 555 sq ft / 51.5 sq m

Outbuilding = 753 sq ft / 69.9 sq m

Total = 5068 sq ft / 470.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(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.





LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band G

ASKING PRICE £1,600,000

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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