



Dunwood Court, Salisbury Road, Sherfield English, Romsey, Hampshire, SO51 6GR



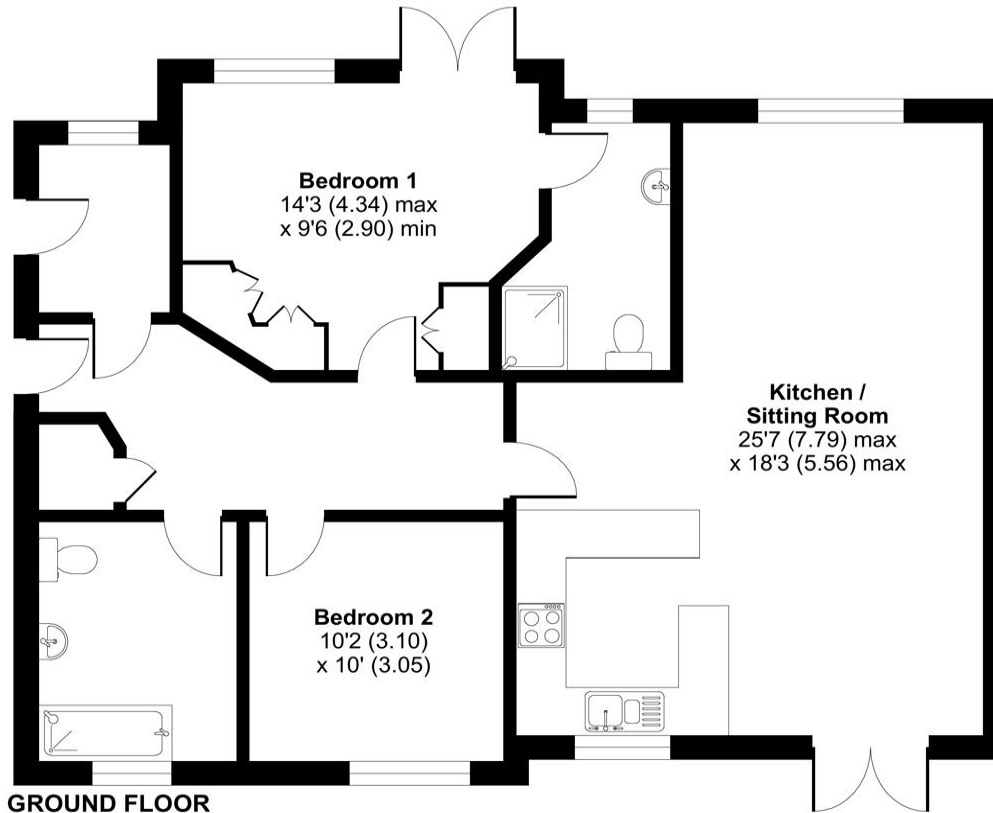
## ACCOMMODATION

Nestled in a tranquil and private location, this stunning ground-floor apartment offers two double bedrooms and flexible spacious living accommodation. Immaculately presented throughout, the apartment boasts two delightful patio areas, perfect for relaxing or entertaining. The open-plan sitting room is a welcoming space, featuring a coal and flame-effect fireplace, ample room for living and dining furniture, and double doors opening to a serene patio with woodland views. A large front window overlooks the beautifully maintained communal gardens. The well-equipped kitchen includes eye-level and base units with granite work surfaces, integrated appliances such as a fridge, freezer, dishwasher, washer-dryer, oven, microwave, induction hob, and extractor. The principal bedroom also enjoys patio access and an en-suite wet-room with a walk-in shower, W.C, and washbasin. The guest bedroom enjoys a large window with woodland views. A spacious main bathroom with a shower-over-bath, W.C, and storage completes the interior. The property benefits from a dedicated parking space, visitor parking, and access to communal areas including the Owners' Lounge. Located in Sherfield English, Romsey, Dunwood Court offers a peaceful rural setting with proximity to Romsey's amenities, New Forest walks, and excellent transport links. Exclusively designed for those aged 65+, the development prioritizes safety and community, with a video entry system, emergency support, and a daytime manager organizing social events. Guest suites and reciprocal stays at other Churchill-managed properties are also available.



Approximate Area = 1001 sq ft / 93 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 | 78                      | 79        |
| (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 |           |



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). Produced for Charters Estate Agents Limited. REF: 1222538

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## SITUATION

Dunwood Court is situated just 3.5 miles from the market town of Romsey with a variety of boutique shops, quality restaurants, public houses and historic places of interest. Sherfield English is still quite largely a farming community with most of its houses, cottages and isolated farms scattered along narrow leafy lanes, unseen by those who pass through on the main road. The active church, St Leonards, houses some fine art nouveau style stained glass windows and a particularly fine set of bells. Other amenities in the village also include Glebe Garage, Gilberts Nursery and Team Rooms, Dandy's Ford Fishery and Tea Room. The Hatchet public house is renowned for its real ales and home cooked food and is a traditional child and dog friendly public house well frequented by locals.



**SPECIFICATION**

- Designed for those aged 65+
- Stunning ground-floor apartment
- Two double bedrooms
- Beautifully maintained communal gardens
- Two delightful patio terraces

**LOCAL AUTHORITY**

Test Valley Borough Council

Council Tax Band D

**ASKING PRICE £180,000**

**TENURE**

Leasehold 109 years

Unexpired Years: 109

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 9,938

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*