



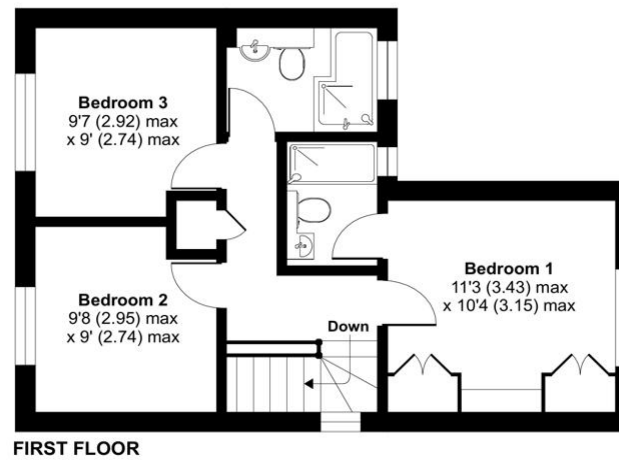
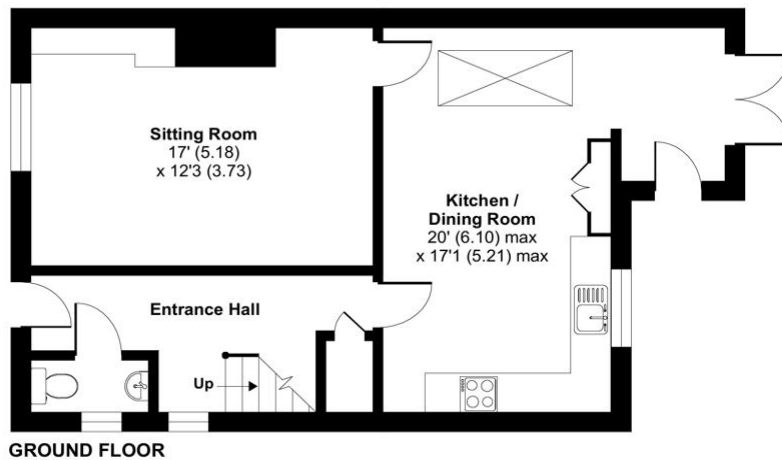
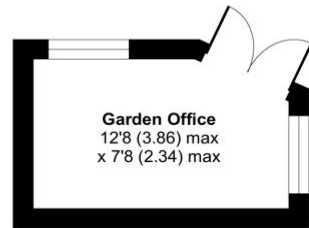
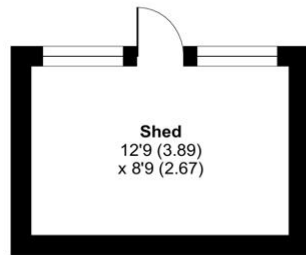




## ACCOMMODATION

Broxmere Farm Cottage is a charming village home set in the heart of Sherfield English, offering stunning views over open farmland. This traditional cottage was re-built in 1996 using the bricks from the original cottage. A magnificent ground-floor extension enhances the living space, creating an open-plan kitchen, dining room, and lounge area filled with natural light from a large lantern skylight and bi-fold doors. The kitchen has a good range of wall and base units with complementing work surfaces. The well-proportioned sitting room displays a fireplace with oak mantel and a wood burner creating a pleasing focal point. The ground floor accommodation includes a useful utility/guest cloakroom. The first floor continues to impress and features three double bedrooms. The principal bedroom has built-in wardrobes and enjoys an en-suite shower room. The remaining two bedrooms are served by the stylish family bathroom. The well-maintained rear garden boasts a timber home office/summer house, a spacious patio terrace and a lawned area. The front of the house provides off-road parking for two vehicles, with additional parking accessible via a rear timber gate. Despite its peaceful rural setting, the property is conveniently located for access to Romsey town centre and offers excellent commuter links, together with highly regarded local schooling for all ages.

Approximate Area = 1073 sq ft / 99.6 sq m  
 Outbuilding(s) = 203 sq ft / 18.8 sq m  
 Total = 1276 sq ft / 118.4 sq m  
 For identification only - Not to scale



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>		<b>75</b>
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</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	



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). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1241050

## SITUATION

Sherfield English is a small, popular village with an excellent community spirit just a short drive from the market town of Romsey and nestled around a two mile stretch of the A27. For its size it enjoys a surprising array of traditional amenities, benefitting from a thriving and popular public house, The Hatchet, which is frequented by many of the locals from neighbouring villages as well as Sherfield English. It is also served by an excellent local shop and Post Office, choice of tea rooms and village hall that hosts a wide variety of activities and events which all residents are encouraged to join in. Sporting activities are prevalent with an impressive recreation ground and new pavilion which is the envy of every village in the Test Valley.





#### **SPECIFICATION**

- Charming three-bedroom character cottage in a sought-after village setting with a strong community feel
- Stunning open-plan kitchen/dining/living room featuring a light lantern and doors to the outside
- Bespoke-designed kitchen with high-quality finishes
- Cosy sitting room with a traditional wood-burning stove
- Beautiful gardens offering delightful views over open farmland
- Timber home office/summer house
- Driveway with off-road parking for two vehicles, plus additional rear access

#### **LOCAL AUTHORITY**

Wiltshire County Council

Council Tax Band - E

**ASKING PRICE £650,000**

#### **TENURE**

Freehold