



East Dean Road, West Dean, SP5 1EZ





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Hamilton Parkers are delighted to offer for sale this four/five-bedroom detached family home. The accommodation offers approximately 2,151 square feet and comprises of a dual aspect 26'5 sitting room/dining room, 22'7 kitchen with separate utility room, a second reception room/bedroom, downstairs bathroom and a bedroom/study. The first floor has a spacious master bedroom, two further bedrooms and a family bathroom. The property is exceptionally light and airy throughout and the accommodation is versatile to suit different buyer's needs. Outside there is a five-bar gate that leads to driveway parking.

Preliminary details:

A covered entrance porch leads to the entrance hallway where there are stairs to the first floor and leads through to the kitchen, sitting room, second reception room/bedroom and bathroom. The sitting room/dining room is exceptionally large and light and airy, and features a wood burning stove. The kitchen has a range of fitted cabinets and worksurfaces and there is space for a fridge, space and plumbing for dishwasher and an integrated four ring induction hob with oven below and extractor hood over. There is a separate utility room which has a range of work surfaces with cupboards below and space and plumbing for washing machine, space for fridge/freezer and a tumble dryer. On the ground floor are two bedrooms/two reception rooms. One is situated at the rear of the property and forms a study/bedroom and benefits from a range of built-in wardrobes. The other is situated at the front of the property and forms a play room/bedroom and depending on your needs, both could be utilised as bedrooms or further reception rooms. There is also a ground floor bathroom

suite which comprises of a panelled bath with shower over, wash-hand basin and W/C with contrasting ceramic tiling. The first-floor accommodation boasts an impressively spacious master bedroom suite with built-in wardrobes. There are two further double bedrooms and a shower room.

Outside:

The property is approached via a five-bar gate giving access to a large block paved driveway providing parking for several vehicles and gives access to the integrated garage. The front garden is mainly laid to lawn with trees and shrubs and bounded by fencing and hedging. There is also access to the rear garden where there is a spacious patio, ideal for entertaining. The remainder of the garden is laid to lawn, again interspersed with a variety of trees and shrubs. Bounded by hedging and fencing.

Situation:

West Dean is conveniently positioned almost midway between Salisbury, Stockbridge and Romsey. Everyday amenities can be found in the nearby villages of Lockerley and West Tytherley, with the larger town of Stockbridge providing a more extensive selection of shops, pubs and restaurants. There are excellent local schooling for all ages, both in the state and private sectors, falling within catchment of the highly regarded Salisbury grammar schools and nearby Dean train station. Communications in the area are excellent with access to the A303, A34, M3 and M27.

General information:

Test Valley Borough Council - Tax Band F.
EPC rating E.
Private drainage.

Agents note:

The property is not on a water meter.

Mileages:

Romsey 8.2 miles * Salisbury 9.1 miles * Southampton 17 miles * Lyndhurst 17 miles.

Summary of accommodation:

Four bedrooms * Lounge/diner * Kitchen * Utility * Ground floor bathroom * Bedroom five/study * First floor shower room.

Summary of features:

Exceptionally light and airy versatile accommodation * 26'5 sitting room/dining room * 22'7 kitchen with separate utility room * Wood burning stove * Attractively landscaped garden * Driveway parking and garage * Highly sought after rural village location * Excellently placed for the commuter and for schooling.

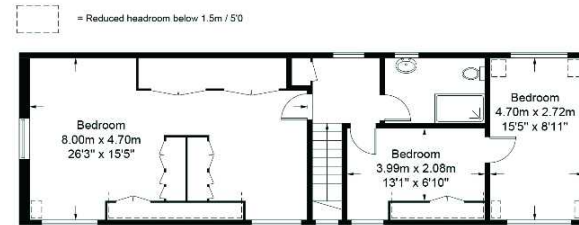
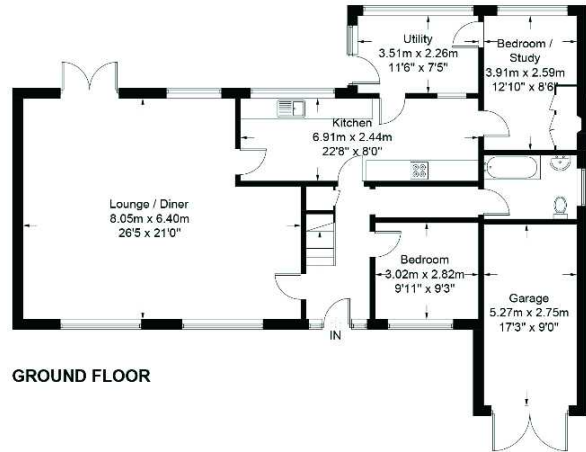
Directions:

From our office in Romsey, proceed out of the town along the bypass and turn right onto the A27 by the Cromwell Arms. Continue on the A27 past the Hampshire Collegiate School and turn right into Danes Road. Continue to the end of Danes Road and turn left past Awbridge Primary School onto Romsey Road. Continue for approximately two miles and on The Street. Continue onto Lockerley Road and left into East Dean Road for another two miles approximately where the property will be located.

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APPROXIMATE GROSS INTERNAL AREA = 185.6 SQ M / 1998 SQ FT
GARAGE = 14.5 SQ M / 156 SQ FT
TOTAL = 200.1 SQ M / 2154 SQ FT



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.
CREATED BY EMZO MARKETING (ID401125)
PRODUCED FOR HAMILTON PARKERS

Hamilton Parkers wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. Room sizes are approximate and rounded, therefore they should not be relied upon for carpets and furnishings. We have not carried out a detailed survey nor tested the services or appliances. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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