



CHARLES POWELL
ESTATE AGENTS

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Woodpeckers
Newtown, Awbridge

OIEO £1,250,000

“Woodpeckers has been the most wonderful host to the whole family. We have designed the house to suit our needs and have enjoyed memorable family birthday parties and weddings within the grounds.”



“In addition to our home, the bed and breakfast is a thriving business and we receive many guests that adore the accommodation and surroundings so much, that they plan their next visit before they leave.”

Woodpeckers Newtown Road Awbridge

Summary of Features

- ❖ Four bedroom house situated in approximately four acres
- ❖ Three holiday chalets with excellent income or dual occupancy potential
- ❖ Delightful rural setting with wonderful views
- ❖ Exposed trusses and vaulted ceilings
- ❖ Impressive entrance hall and galleried landing
- ❖ Paddocks with outbuildings including large workshop
- ❖ Country style Farmhouse kitchen
- ❖ Triple aspect living and dining rooms

Introduction

A unique contemporary residence constructed in 2006, set in approximately four acres of grounds providing beautifully presented family accommodation combined with versatile and flexible outbuilding usage overlooking open countryside. Tucked away in the highly sought after village of Newtown, a tiny hamlet on the outskirts of Romsey, this substantial home enjoys formal gardens of approximately three quarters of an acre including an orchard with the remainder comprising paddock land and outbuildings including workshop, three self contained holiday chalets and dry feed store. Ideal for a range of requirements including the equestrian enthusiast, purchasers wishing to work from home, dual occupancy, or as with current owners, a thriving bed and breakfast facility.

Description

Woodpeckers is a stunning family home that has been carefully designed incorporating attractive features including vaulted ceilings, exposed timbers and hand crafted internal doors. The ground floor accommodation centres around a welcoming, impressive entrance hall with all receptions radiating from it boasting oak flooring which extends to the principal reception rooms. The Farmhouse style kitchen is beautifully equipped with handcrafted cabinets with solid oak worksurfaces, integrated dishwasher and impressive Rangemaster cooker. Boasting a triple aspect outlook, the kitchen is particularly bright and leads directly to a spacious utility/ boot room, with further fitted units and plumbing for additional appliances. Access is available to a ground floor cloakroom and rear gardens via stable doors. The living room and lounge are beautifully decorated and have been designed to capture the natural light featuring triple aspect windows and french doors leading to the gardens.

A characterful wood burning stove resting on a slate hearth provides both warmth and a focal point in the delightful living room. A spacious study completes the ground floor living space.

The first floor comprises a stunning galleried landing with vaulted ceiling, exposed timbers and skylights allowing light to travel through to the entrance hall. It provides direct access to four bedrooms, all of which enjoy vaulted ceilings complemented by exposed timbers. The master bedroom offers a bright triple aspect and feature balcony supporting wonderful views over the formal gardens, paddock and surrounding countryside. There is an en suite bathroom to the master bedroom with a family bathroom serving the remaining bedrooms.

Outside

A five bar automated gate opens to a private driveway providing extensive parking and turning area to the outbuildings which comprise three self contained one bedroom luxury chalets currently utilised for bed and breakfast purposes but could be converted to provide a substantial annexe for dual accommodation usage. The chalets also benefit from their own garden areas discretely located from the private property. The grounds consist of approximately three quarters of an acre of formal gardens extending around the property to include an attractive terrace and orchard. From the formal garden, there are two large interlinking paddocks with further outbuildings including a substantial barn/workshop with mezzanine floor, livestock shelter, shed and greenhouse. The whole area extends to approximately four acres.

Location

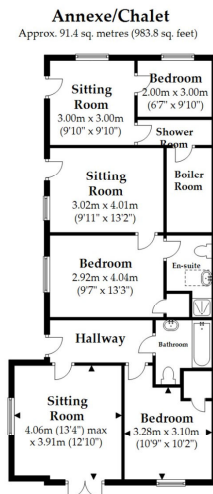
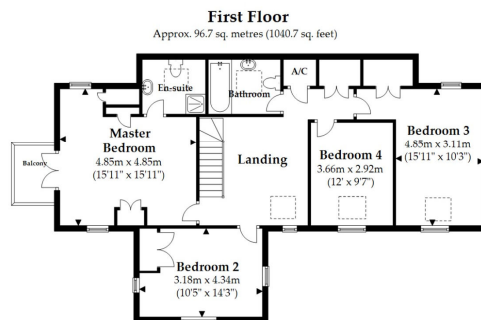
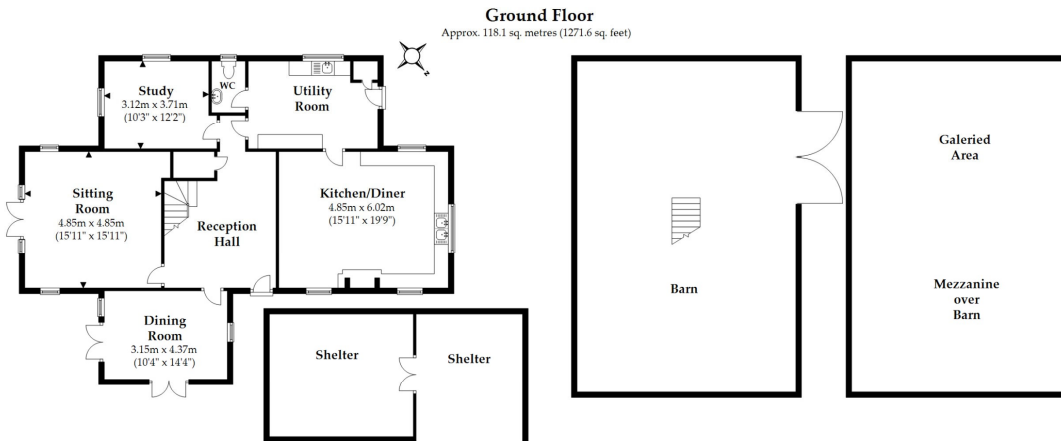
The property is situated at the end of a country track in the small but sought after hamlet of Newtown situated within the parish of Sherfield English. There are a network of country paths leading from the property to local villages and public houses all within walking distance. The popular market town of Romsey is situated within 5 miles, offering a host of amenities and varied shopping outlets.

Agents Notes

This stunning property has been completed to a high specification with hardwood purpose built double glazed windows and pressurized boiler servicing the oil fired heating.

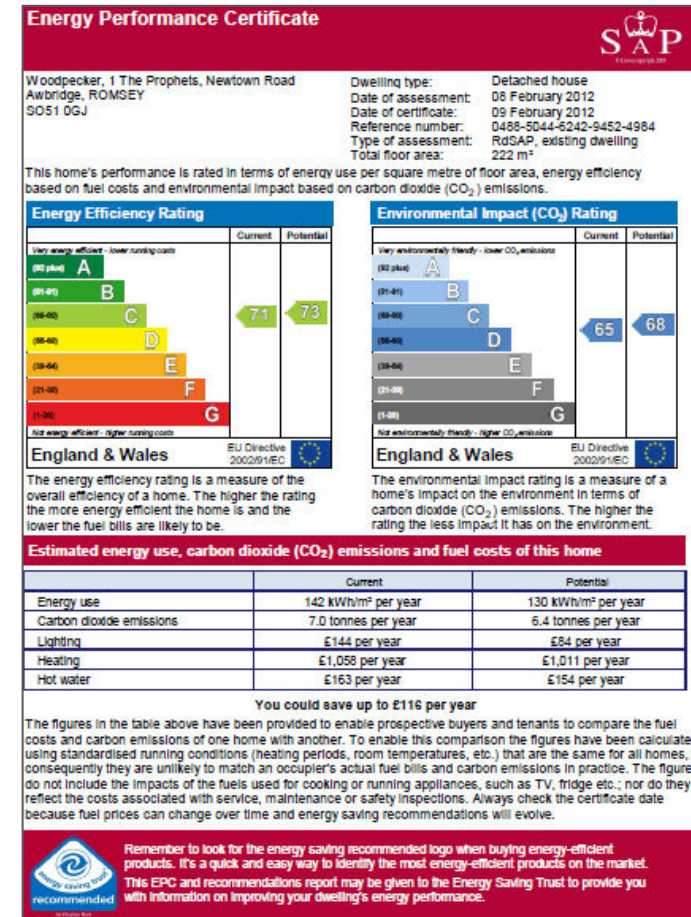
Directions

From Romsey, take the A3090 and turn right onto the A27 towards Whiteparish. Continue for approx. 2.5 miles and turn right into Newtown Road. Continue along Newtown Road and then turn left into an unmarked road opposite a red telephone box. As the track splits, bear left and continue to the end of the track where the entrance to Woodpeckers can be found.



Total area: approx. 306.2 sq. metres (3296.1 sq. feet)

Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJ7 Surveying Ringwood



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Charles Powell wish to inform you that these particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliance or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.