



Woodmansterne | £895,000
Awbridge Hill, Awbridge, Hampshire, SO51 0HF





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Summary

An immaculately kept and wonderfully light detached home, discreetly positioned on a corner plot measuring approximately 0.28 of an acre, within the peaceful village of Awbridge. The home has been tastefully extended, with first floor accommodation that would suit conventional family use, or potential ancillary use. Comprising four double bedrooms, two en-suite shower rooms, a five piece family bathroom, sitting room, kitchen/dining room opening into family room, utility room, stunning gardens that offer a great deal of privacy, double garage and gated driveway parking.



Features

- A beautifully presented and wonderfully light detached home located in the village of Awbridge
- Well positioned for access into Romsey, Stockbridge and Winchester
- An idyllic location within a peaceful countryside setting
- Mature, attractive gardens and an overall plot of approximately 0.28 of an acre
- Four bedrooms, two with en-suite shower rooms and a further five piece family bathroom
- Sitting room and kitchen/dining room opening into a family room
- Double garage and gated driveway parking
- An ideal home for ancillary or conventional family living

EPC Rating

Energy Efficiency Rating
Current E
Potential D

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 899 SQ FT / 83.5 SQ M
FIRST FLOOR = 1278 SQ FT / 118.7 SQ M
DOUBLE GARAGE = 385 SQ FT / 35.8 SQ M
POTTING SHED = 52 SQ FT / 4.8 SQ M
TOTAL = 2614 SQ FT / 242.8 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1114213)

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Ground Floor

The welcoming reception hallway immediately sets the tone for this beautiful home, two sets of stairs provide access to the first floor accommodation, a doors leads to the downstairs WC and an opening leads into the kitchen/dining/family room. The kitchen is fitted with a range of cupboards and drawers, appliances include a 'Rangemaster' style oven, fitted extractor canopy over, integrated dishwasher, integrated fridge and there is ample space for a large dining suite. The family room is a wonderfully light room with a pleasant triple aspect, windows overlook the front of the home, the main garden and double doors open to the rear garden, an open fireplace provides the perfect focal point. A rear lobby provides access to the rear garden, steps lead to the utility room which is fitted with a range of storage, a butler sink, integrated fridge, integrated freezer and integrated washing machine. The sitting room is a cosy space with a large window overlooking the front of the home., a storage cupboard houses the boiler.

First Floor

The first floor consists of two areas accessed via separate staircases from the ground floor hallway. The left hand landing is a large space and would make an ideal study area, there is fitted storage and doors leading to bedrooms one and two. Bedroom one is a large double room, with a pleasant triple aspect and 'Juliet' balcony. The en-suite is fitted with modern white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. Bedroom two is another double room, the en-suite is fitted with a modern white suite comprising WC, wash basin and enclosed shower cubicle. The right hand landing leads to bedrooms three, four and the family bathroom. Bedrooms three and four are both double rooms, bedroom three benefits from fitted storage. The family bathroom is fitted with five piece suite comprising WC, wash basin, corner bath, bidet and enclosed shower cubicle.

Outside

The overall grounds measure approximately 0.28 of an acre, and the attractive and well designed gardens are beautifully kept with the main garden comprising a lawn, well stocked, colourful borders with established hedging and trees. The main garden slowly elevates to its most southerly point, with an area to sit and enjoy the view of the gardens and home. A patio area adjoins the rear of the home and has space for external furniture, there is access to the double garage and a potting shed.

Parking

Gates open to a driveway, providing parking for several vehicles. The double garage has two up and over doors, power, lighting and a door opening to the rear.

Location

The picturesque and characterful village of Awbridge is located to the north west of Romsey, perfectly positioned for access to the New Forest and good road links to the A36, M27 and beyond. This popular location benefits from a primary school, church and village hall with farm shops on the edge of Awbridge and Kimbridge.

Sellers Postion

Looking for forward purchase, may offer no chain

Age

1965

Tenure

Freehold

Heating

Oil fired heating

Primary School

Awbridge Primary School

Secondary School

The Romsey School

Council Tax

Band F - Test Valley Borough Council

Terms and Conditions

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, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, 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.

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