



Old Roost Cottage, Branches Lane | £1,175,000  
Sherfield English, Romsey, Hampshire, SO51 6FH







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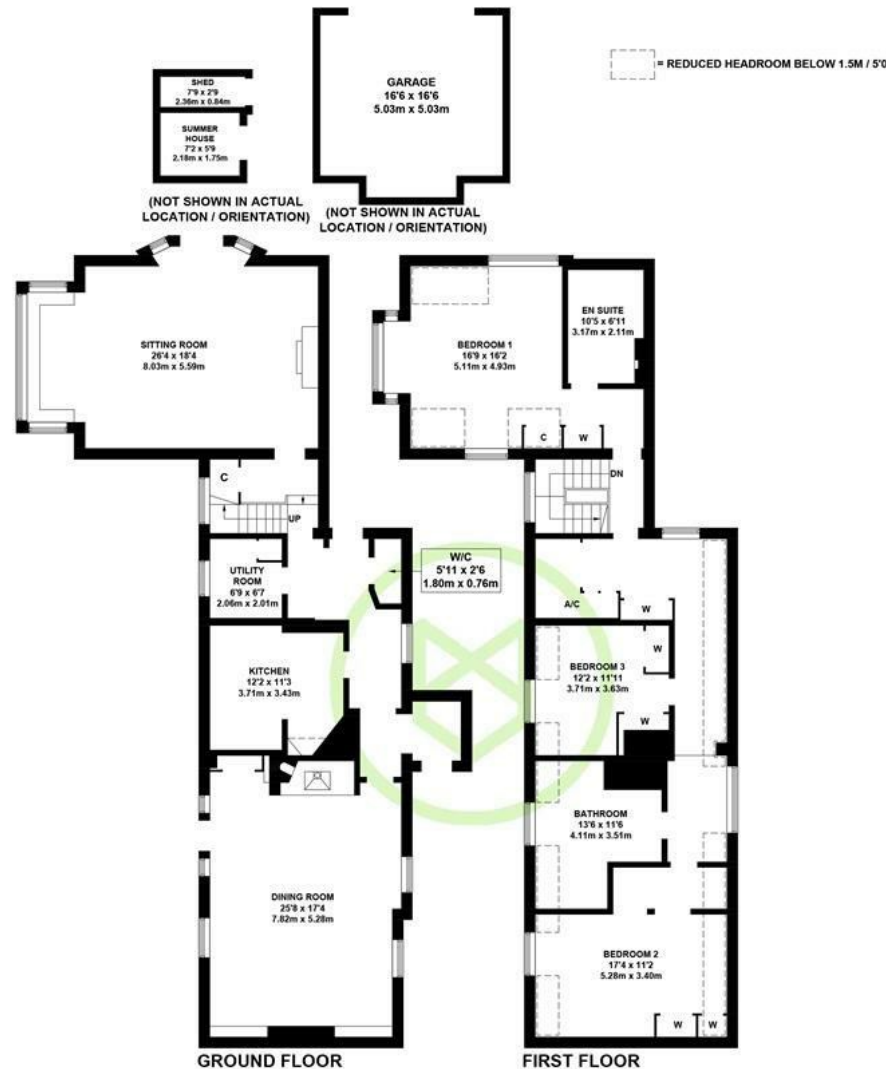
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# Summary

A beautiful Grade II listed farmhouse enjoying an elevated position, nestled within the rolling Hampshire countryside with far reaching views. Immaculately presented throughout this period home has been tastefully modernised whilst retaining its character and charm of its era including exposed beams and an angle nook fireplace with impressive reception rooms overlooking the stunning gardens. The three double bedrooms include the triple aspect principal room with stylish en-suite shower room. The private and beautifully landscaped gardens approaching an acre provide a picturesque outdoor space to relax or entertain guests. Ample parking is available on the gated driveway as well as the detached garage/workshop.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1321 SQ FT / 122.7 SQ M  
FIRST FLOOR = 1232 SQ FT / 114.5 SQ M  
OUTBUILDING = 324 SQ FT / 30.1 SQ M Q FT  
(INCLUDING GARAGE)  
TOTAL = 2877 SQ FT / 267.3 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1122557)

# Summary

- A beautiful Grade II listed farmhouse
- Enviably positioned nestled within the Hampshire countryside
- Stunning gardens approaching one acre
- Immaculately presented throughout with far reaching views
- Impressive reception rooms
- Cottage style kitchen with separate utility room
- Three double bedrooms with an en-suite shower room to bedroom one
- Gated parking with detached garage/workshop
- Vendor suited

# EPC Rating

Energy Efficiency Rating  
Current  
Potential

# Old Roost Cottage, Branches Lane

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## Ground Floor

An attractive covered entrance frames the rustic front door opening into the welcoming entrance hall with exposed beams and crisp neutral decor. To the left a beautiful dual aspect reception room offers a generous dining area and seating area fronting the ingle nook fireplace and log burning stove. A glazed door opens to the gardens and outdoor seating area. The stylish cottage style kitchen offers a range of wall and base units with corian worksurfaces with an inset sink and drainer. Integrated appliances include a double oven, ceramic hob with extractor over, dishwasher and fridge. A recess has been adapted to accommodate a bench seat with a breakfast table and stools. A separate utility room houses the oil fired boiler with space and plumbing for additional white goods. The impressive sitting room enjoys a dual aspect and features a large box bay window with bench seating, an open fireplace and French doors out to the garden. A cloakroom is fitted with a wash basin and wc.

## First Floor

The first floor landing hosts a range of built in storage and an airing cupboard serving the three double bedrooms. Bedroom one enjoys a triple aspect with stunning views over the gardens and countryside beyond with built in storage and a modern en-suite shower room. The walk in shower has dual heads with a floating vanity unit and inset wash basin, wc and heated towel rail. Bedrooms two and three share the family bathroom comprising a panelled bath, wc and vanity unit with mounted wash basin.

## Parking

The gated gravel driveway offers ample parking for several vehicles, complementing the detached garage / workshop.

## Outside

Secure gates either side of the property access the beautifully landscaped and manicured gardens, predominantly laid to lawn creating a wonderfully private and picturesque space to relax or entertain. A raised seating area over looks the gardens rich with an abundance of colourful plants and shrubs punctuated with sculpted hedgerows and mature trees. A gardeners paradise. A summer house, shed and compost area are positioned around the garden with a private rose garden offering an additional patio seating area with a pond and water feature.

## Location

Sherfield English is a small village that lies between the Test valley and the New Forest on the old Romsey to Salisbury road. For its size it has a surprising range of services and facilities with a village hall, shop and post office, sports field, nursery, fishing lakes, tea rooms, the Hatchett Inn, a garage and St Leonards church. The village has easy access to the two cathedral cities of Salisbury and Winchester and the commercial centre of Southampton, all having train services to London and elsewhere in the country. For everyday amenities the market town of Romsey is only a short drive. The property is also well placed for Southampton and Bournemouth International Airports, as well as the M27 and M3 motorways. It is also on the edge of the New Forest National Park, the coast is a short drive away and on the eastern side, is the famous River Test chalk stream for fishing.

## Sellers Position

Buying on - Vendor suited

## Heating

Oil fired central heating

## Tenure

Freehold

## Infants & Junior School

Awbridge Primary School

## Secondary School

Romsey School

## Council Tax

Band G - 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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