



Nethercote | £1,100,000
Church Lane, Mottisfont, Hampshire, SO51 0LL





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Summary

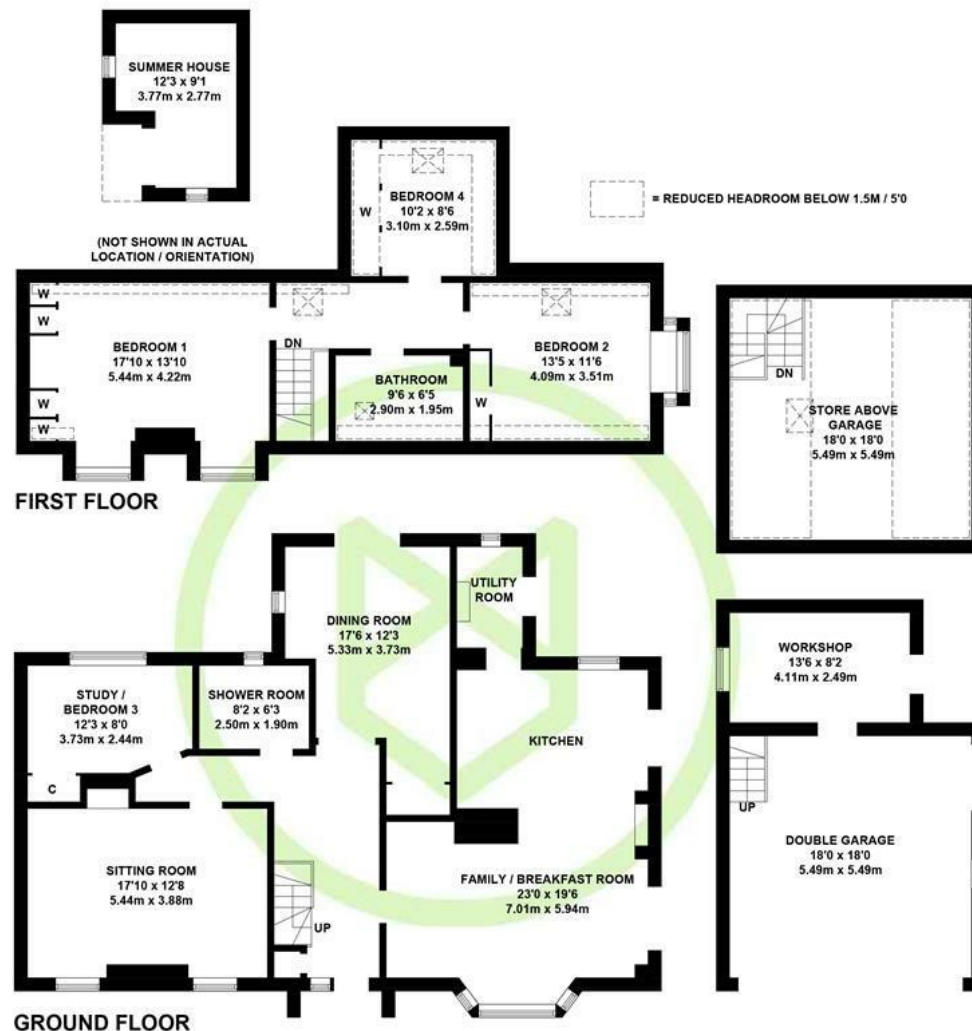
A charming detached home in a tranquil and peaceful setting, positioned on the Test Way, within the picturesque village of Mottisfont, near to both Romsey and Stockbridge. Having undergone a programme of re-modelling and refurbishment in recent years, the current owners have created a spacious and light home, with a modern and characterful feel. Outside are beautifully kept landscaped gardens, a gated driveway, a double garage and further outbuildings.

Features

- A beautiful detached home in the desirable village of Mottisfont, located between Romsey and Stockbridge
- Renovated by the current owners and finished to an extremely high standard throughout
- Four bedrooms, shower room and family bathroom
- Kitchen opening into family/breakfast room, overlooking and opening to the gardens
- Sitting room with feature log burner, dining room and bedroom/study
- Beautiful landscaped gardens surrounding the home
- Gated driveway parking, double garage and workshop over
- Planning permission to redesign the roof structure adding additional space if required (Ref No. 22/01770/FULLS)

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL = 2114 SQ FT / 196.3 SQ M
GARAGE = 551 SQ FT / 51.1 SQ M
OUTBUILDING = 91 SQ FT / 8.7 SQ M
TOTAL = 2759 SQ FT / 256.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1166145)

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Location

The village of Mottisfont is located between Romsey and Stockbridge, Church Lane sits with section 6 and section 7 (Stockbridge to Romsey) of the Test Way, a well renowned stunning 44 mile walking route following along the River Test. A short walk away from the home is Mottisfont Abbey, managed by The National Trust, of which local residents have the benefit of free entry. The area is perfectly positioned for access to many good road links, Romsey train station and the beautiful city of Winchester. There are an abundance of nearby walks, excellent nearby schooling, nearby public houses/restaurants include well renowned 'Kimbridge Barn', 'Duke on the Test' and 'Bear and Ragged Staff'.

Ground Floor

The welcoming entrance hallway immediately sets the tone for this wonderful home. Access leads to all rooms on the ground floor, as well as a handy storage cupboard for shoes and coats. A family/breakfast room has a bay window overlooking the front aspect, and 'French' style double doors open to and overlook the beautiful gardens. The breakfast area opens into the kitchen which offers a range of storage, fitted appliances include an 'AEG' chest level oven, 'AEG' chest level microwave, 'AEG' dishwasher, wine fridge and fridge/freezer, 'French' style double doors open out to the gardens and a door leads into the utility room. The kitchen and family/breakfast area benefits from underfloor heating. A dining room offers ample space for a dining suite, this room enjoys a pleasant double aspect and 'French' style double doors open out to the gardens. A ground floor bedroom offers many uses as a room, including but not limited to, a home office, play room or second sitting room, adjacent to this room is the modern shower room, with a walk in shower, WC and wash basin. The cosy sitting room has a feature log burner and two windows that overlook the front of the home.

First Floor

The first floor landing provides access to three bedrooms and the family bathroom. Bedroom one is a double room with bespoke fitted wardrobes and drawers, bedroom two, another double room, benefits from built in storage. Bedroom four would serve well as a single bedroom and is currently used as a dressing room. All bedrooms enjoy views of the surrounding countryside. The bathroom is fitted with a stylish modern suite comprising WC, wash basin with storage underneath, bath with shower over and heated towel rail.

Outside

The gardens are a particular feature, offering privacy and seclusion, surrounded by the Test Valley countryside. Areas include a pergola covered seating and dining area, a summer house, manicured lawns, well stocked borders and established hedging and trees. Part of the garden is currently leased from the National Trust.

Parking

Double gates open to the driveway, a double garage has an electric up and over door, power and lighting. A door leads to an attached workshop and stairs lead to storage above the garage. This detached space lends itself the potential to be convert into a self-contained annex, subject to planning consents.

Sellers Position

No forward chain

Heating

Oil fired central heating

Drainage

Private drainage

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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