



Kings Arms | £995,000

Romsey Road, Lockerley, Hampshire, SO51 0JF





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Romsey Road, Lockerley, Hampshire, SO51 0JF

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Summary

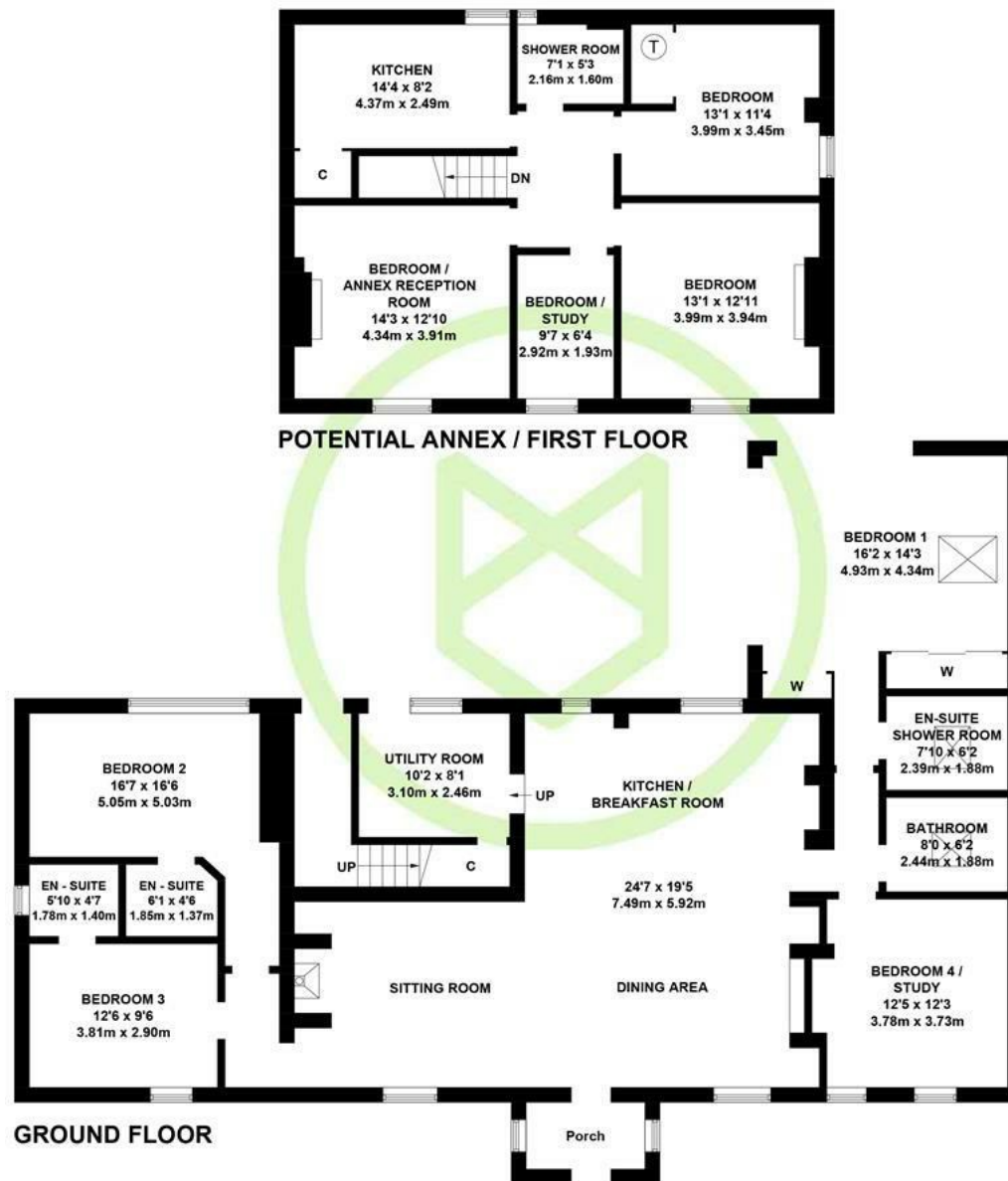
Welcome to The Kings Arms, a former public house that has been converted into a beautiful detached home, positioned on a plot measuring 0.50 of an acre, located within the quiet village of Lockerley, near Romsey. The accommodation offers a great deal of flexibility, including the option of a self contained space suitable for a first floor annex. The home has a modern and contemporary feel with the charm and character of a quaint country home, the beautiful gardens enjoy a pleasant aspect backing onto open fields and there is gated driveway parking for several vehicles.

Features

- Offered for sale with no forward chain
- Grade II Listed, former village public house, converted into a charming characterful home
- Spacious and flexible accommodation, including the option of a self contained annex
- Five to seven bedrooms, three en-suites and two further bathrooms
- Open plan living space with modern kitchen/breakfast area opening into sitting/dining room
- Home office potential in several rooms
- Immaculate gardens, backing onto fields and plot size measuring approximately 0.50 of an acre
- Gated driveway parking for several vehicles

EPC Rating

Energy Efficiency Rating
Current E
Potential D



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1925 SQ FT / 178.8 SQ M
POTENTIAL ANNEX / FIRST FLOOR = 861 SQ FT / 80.0 SQ M
TOTAL = 2786 SQ FT / 258.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1176296)

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Ground Floor

Upon entering the charm and character of this fine home immediately becomes apparent. Central to the ground floor is the open plan sitting room, opening into the dining area and kitchen which was the original public bar area. A wood burning stove provides the perfect focal point in the sitting room, the dining area has space for a large dining suite and opens into the kitchen/breakfast room. The modern kitchen is fitted with a range of fitted storage, worktops with inset butler sink, integrated appliances comprising 'Rangemaster' oven with extractor canopy over, 'Neff' hob, 'Neff' dishwasher, fridge and wine cooler. The utility/boot room has a built in full length freezer, fitted storage, space for a washing machine and tumble dryer, a cupboard housing the boiler access to understairs storage and a stable door opening to the garden. Bedroom one is a large and light double room, with two sets of bi-folding doors with inset blinds opening to the gardens, the room also benefits from a skylight and built in wardrobes. The en-suite is fully tiled, has a walk in shower with fitted screen, wash basin, WC and heated towel rail. Bedrooms two and three are both generous double rooms that each benefit with access to stylish en-suite shower rooms. The home office would also serve well as a bedroom or second sitting room. The family bathroom is fitted with a stylish suite comprising freestanding bath with telephone style shower attachment, 'Victorian' style WC, wash basin with storage under and heated towel rail.

First Floor

The first floor is accessed via an external door making it an ideal self contained annex, there would also be the option to add internal access via the sitting room, subject to the relevant permissions. The landing provides access to four bedrooms, a kitchen and bathroom. Each of the the bedrooms has the option to be utilised as a reception room, or home office, such is the flexibility of the accommodation. The kitchen has fitted storage, space for table and chairs and a built in storage cupboard. A shower room is fully tiled and fitted with a white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail.

Outside

The overall grounds measure approximately 0.50 of an acre, enjoying a pleasant aspect backing onto fields. The home sits towards the front right hand corner of the grounds and the rear garden is a particular feature, having been thoughtfully landscaped with various areas to enjoy throughout the day and evening. A large seating area is located near to the home, there is a further decked seating area towards the rear of the garden, a large area laid to lawn and raised well stocked flower beds. The front garden is laid to lawn with a picket fence and shrub borders.

Parking

Gates open to a large driveway with parking for several vehicles.

Location

Lockerley is a beautiful scenic village in the heart of the Test Valley, offering a semi-rural setting and a lovely community feel. Amenities include a village store with pop-up Post Office and coffee shop, a highly regarded primary school. The market town of Romsey is approximately seven miles distant with the nearby stations at Dunbridge and West Dean providing links to London Waterloo via Salisbury and the West Country. There are excellent road links close by via the A27 and A36 linking with the M27/M3 interchange which provides onward access to the neighbouring cities of Salisbury, Winchester and Southampton, and further on to London and the south coast.

Sellers Position

No forward chain

Age

1700s

Tenure

Freehold

Heating

Oil fired heating

Primary School

Lockerley CoE Endowed Primary School

Secondary School

Danebury School

Council Tax

Band D - 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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