



Sandy Ground Cottage | £925,000
Romsey Road, Awbridge, Romsey, SO51 0HG





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Summary

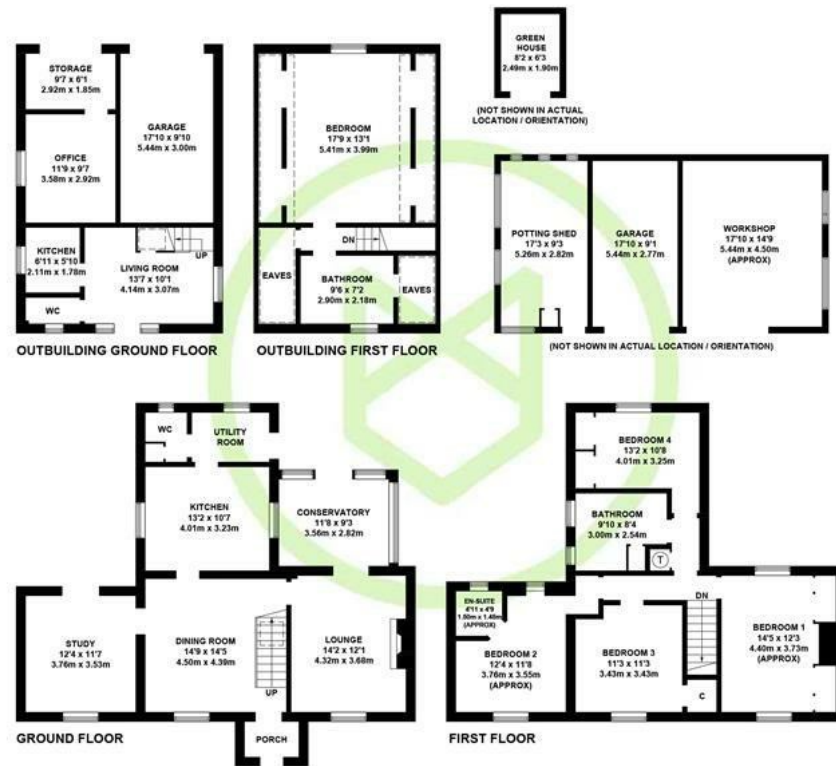
A charming and characterful property, with original sections dating back to the 1860s, located in the highly desirable village of Awbridge. The main residence offers well-proportioned accommodation comprising four double bedrooms, including one with en-suite, a family bathroom, spacious dining room, cosy sitting room, kitchen, utility room, study/playroom, and a downstairs cloakroom. In addition, the property features a detached one-bedroom annex, ideal for guests or extended family. The home is set within a generous and tranquil plot approaching 0.4 acres, enhanced by a selection of outbuildings, providing ample storage or workspace opportunities. This unique home combines period charm with modern practicality, all within a peaceful village setting.

Features

- Charming period Cottage, originally dating back to the 1860's
- Main residence enjoys four double bedrooms, en-suite shower room, family bathroom and downstairs cloakroom
- Three reception rooms, kitchen, conservatory and useful utility.
- Detached one bedroom annex
- Selection of outbuildings and garages
- Set within a plot of lawns, vegetable garden and fruit trees approaching 0.4 acres
- Positioned in a quiet spot with delightful views, in the sought after Village of Awbridge
- Walking distance to local school, village hall, recreation ground, farm shop and nature reserve.

EPC Rating

Energy Efficiency Rating
Current E
Potential D



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 935 SQ FT / 86.9 SQ M
FIRST FLOOR = 786 SQ FT / 73.0 SQ M
OUTBUILDINGS = 1729 SQ FT / 160.6 SQ M
TOTAL = 3450 SQ FT / 320.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1205400)

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Ground Floor

A welcoming covered porch creates the original entrance, leading into a spacious dining room that forms the central hub of the ground floor. From here, you can access the study, sitting room, kitchen and the staircase rising to the first floor. The dining room offers a warm and sociable space, ideal for both everyday living and entertaining. The study is a versatile room that could serve equally well as a home office, playroom, or snug. It enjoys views over the front garden and benefits from direct access to the rear patio area, making it a pleasant and functional space. The sitting room is a cosy and inviting space, featuring an open fireplace that adds character and warmth. From here, a door leads to the conservatory, a light-filled extension of the home with double doors opening directly onto the adjoining patio. The kitchen is well-appointed with a range of wall and base storage units and includes built-in appliances such as a dishwasher and a cooker with an extractor fan above. Adjacent to the kitchen is the utility room, which offers practical additional space with plumbing for a washing machine and access to a convenient cloakroom fitted with a WC and wash basin. A further door from the utility leads out to the rear garden and patio, enhancing the home's practicality and flow.

First Floor

The first floor landing provides entry to all four bedrooms, the family bathroom and a convenient airing cupboard. A loft hatch with pull-down ladder gives access to a part-boarded loft space. The main bedroom is an impressively sized double room, beautifully bright thanks to its dual aspect windows which allow for an abundance of natural light throughout the day and delightful garden views. It features built-in wardrobes that offer ample storage space while maintaining the room's clean and uncluttered feel. The guest bedroom is also a generous double room, equally light and airy due to its dual aspect windows. This room also benefits from the privacy and convenience of its own en-suite bathroom, thoughtfully fitted with a shower unit, WC, and wash basin. Bedroom three overlooks the front garden, offering a pleasant outlook and includes a built-in cupboard, ideal for additional storage or organisation. Bedroom four, another comfortable double room, enjoys views over the rear garden and comes complete with a built-in wardrobe, making it perfect for use as a guest room, children's room, or home office. Completing the first floor is the stylish and well-appointed family bathroom, which includes a full-sized bath, separate shower WC, wash basin, a heated towel rail and linen cupboard.

Outside

The property is set within a generous plot approaching 0.4 acres, offering an expansive and beautifully maintained garden that perfectly complements the home. Immediately adjoining the house is a large patio area, ideal for outdoor dining and entertaining, which features a charming and characterful well that adds a unique focal point to the space. The garden itself is predominantly laid to lawn, providing an open and versatile area perfect for family use or quiet enjoyment. A stunning flower bed runs along one side, thoughtfully planted with a vibrant selection of flowers and shrubs that bring seasonal colour and interest. For those with green fingers, there is a well-established vegetable patch along with a variety of fruit trees, offering the opportunity for homegrown produce throughout the year. Additional features include a greenhouse and a large outbuilding containing a potting shed, perfect for gardening enthusiasts, as well as a second garage and a workshop, providing ample space for hobbies, storage, or additional vehicles. Set in a peaceful and private position with far reaching views, the garden offers a tranquil retreat from the bustle of daily life, making it a true highlight of the property. The gated front garden is laid to lawn with flower borders under the windows.

Annex

Single door opens into the sitting room which provides access to a WC, kitchen and stairs leading to the first floor landing. The sitting room has full length glazed door providing views of the rear garden. The kitchen has a variety of wall and base storage units, plumbing for washing machine, and space for cooker. The first floor landing allows access to the bedroom, bathroom and cupboard providing ample eaves storage. The bedroom is a generous double with eaves storage. The bathroom features a WC, bath, wash basin and large storage cupboard and garden views.

Parking

Shingled driveway for an abundance of vehicles leading to garages and outbuildings.

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, recreation ground, village hall, nature reserve and farm shops on the edge of Awbridge and Kimbridge.

Tenure

Freehold

Heating

Oil

Drainage

Septic Tank

Infant and Junior School

Awbridge Primary School

Secondary School

The Romsey Academy

Council Tax

Tet Valley - Band G

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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