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£220,000 Leasehold

2 Bedroom, Apartment - Retirement

1, Dunwood Court Salisbury Road, Sherfield English, Romsey, Hampshire, SO51 6GR

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**Churchill**  
Sales & Lettings  
Retirement Property Specialists

# Dunwood Court

Dunwood Court is a development of 20 luxury retirement apartments and 2 beautiful cottages within in a tranquil, rural location surrounded by woodland in Sherfield English, Romsey. Built around a garden courtyard the properties have all been carefully designed to provide light, airy and very spacious accommodation.

The development is set in a 25-acre ground shared with Dunwood Manor Nursing Home. Dunwood Court is just 4 miles outside the bustling market town of Romsey with a huge range of shops and amenities and a twice weekly street market. Romsey has excellent rail, bus and road connections giving easy access into Salisbury, Winchester and Southampton. Being on the northern edge of the New Forest means stunning woodland and heathland walks are close by to explore.

Dunwood Court's daytime manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

There are 2 Guest Suites available each capable of sleeping 4 (2 single beds and a sofa bed) with a kitchenette and shower room & use of over 200 guest suites in Retirement lodges across the country. Prices are available on request from the Lodge Manager.

Dunwood Court has been designed with safety and security at the forefront. The apartment has an emergency monitoring system installed (Careline Support), monitored by the onsite Manager and 24 hours, 365 days a year by the Centra team. There is an intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas, providing unrivalled peace of mind.

Dunwood Court is managed by the award winning Churchill Estates Management, working closely with Churchill Sales & Lettings to maintain the highest standards of maintenance and service for every apartment and owner.

Dunwood Court requires Owners to be over the age of 65.



# Property Overview

Draft details - awaiting approval from the sellers

Churchill Sales & Lettings are delighted to be marketing this wonderful two double bedroom, two bathroom, ground floor apartment which is situated in a most convenient position within the popular Dunwood Court development.

Offered to the market with no forward chain, this property simply must be viewed to appreciate the stunning location and extensive communal grounds.

The Living room is a spacious room which is open plan to the Dining area and Kitchen. This creates a fabulous entertaining space that offers multiple options for furnishing. Double opening doors lead to the patio area, which enjoys a tranquil backdrop.

Both bedrooms are generous double rooms, the principle room offering its own ensuite facilities.

The Bathroom is also spacious and has been fitted with a bath with shower attachment over, a WC and a wash hand basin with vanity unit.

The property benefits from underfloor heating throughout and views of the communal grounds.



# Features

- Stunning Two Double bedroom ground floor apartment
- Bathroom and En-Suite shower room
- Views over communal grounds
- Owners' lounge with regular social events, kitchen and wellness suite
- Lodge Manager available 5 days a week
- Dedicated parking space and additional visitor parking
- Two Guest Suites
- Large grounds, landscaped borders and courtyard
- Easy access to Romsey and surrounding areas



# Key Information

Service Charge (Year ending 31st January 2025):  
£866.05 per month.

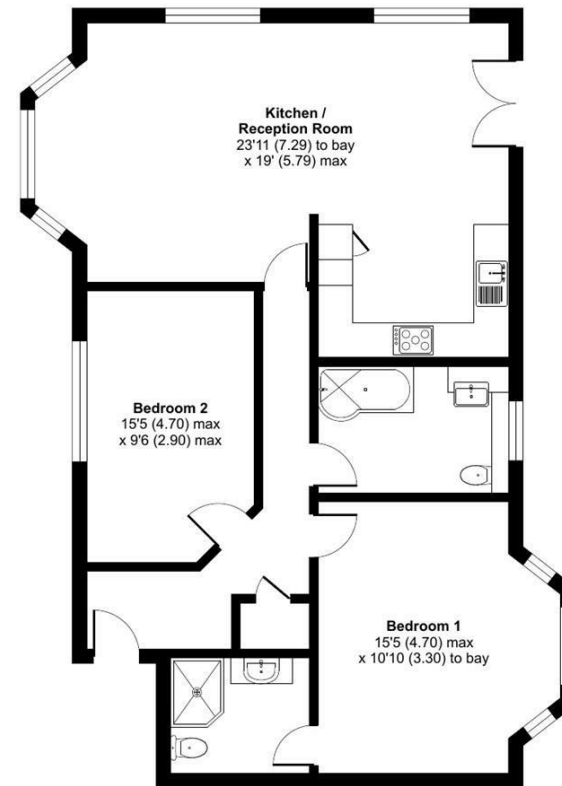
Ground Rent: Collected by Dunwood Properties

Council Tax: Band D

125 year Lease commencing 2007

Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management

Service charges include: Careline Support system, buildings insurance, sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance & House Manager



Approximate Area = 1036 sq ft / 96.2 sq m  
For identification only - Not to scale

EPC Rating: C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Churchill Estate Agents. REF: 1166746

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents all relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.



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