



Below Star Cottage, East Tytherley Road, Lockerley, Romsey, SO51 0LW

Myddelton&Major





Rent: £4,250 PCM

**Size:** 3,847 sq ft

**Council Tax:** Test Valley £3695.60  
(2025/26), Band G

### Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.



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**Dilapidation Deposit:** Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

**Holding Deposit:** Equivalent to one weeks' rent.

**Other Fees:** See Website.

**Services:** Mains electricity, water and telephone. FTTC broadband. Oil central heating & private drainage.

## The Property

Tucked away in a peaceful rural setting with picturesque surroundings, Below Star Cottage is a substantial detached residence featuring a fully self-contained contemporary annexe, known as Oak Tree Cottage. Together, they offer approximately 3,847 sq. ft. of beautifully presented and highly versatile accommodation—perfectly suited for multigenerational living or hosting extended family and guests.

The main house offers an abundance of space and timeless character, with three elegant reception rooms including a formal Drawing Room, a generous Dining Room, and a cosy Sitting Room with garden views and direct outdoor access. At the heart of the home lies the expansive Kitchen/Breakfast Room—a superb space for family life and entertaining, seamlessly connecting to the garden for effortless indoor-outdoor living. A Utility Room, guest Cloakroom/WC, and extensive hallway storage add further practicality to the ground floor.

Upstairs, the first floor hosts four generously proportioned bedrooms, including a substantial principal suite measuring over 20 feet in length. Two well-appointed bathrooms serve both family and guests, with each bedroom enjoying excellent natural light and attractive outlooks. The layout offers flexibility to adapt to individual lifestyle needs.

The Annexe, known as Oak Tree Cottage, accessed via the garden, provides fully self-contained accommodation—ideal for a dependent relative or guests. The layout includes: a double bedroom; a stylish open-plan lounge and dining area; a sleek, modern kitchen with generous worktop space and contemporary fittings; a full bathroom and separate utility area.

Thoughtfully designed to offer both independence and comfort, the annexe complements the main residence while maintaining a sense of privacy.

The grounds are a true feature of Below Star Cottage. Surrounded by nature, and bordering the Lockerley Hall Estate, the gardens are extensive, immaculately maintained by the Landlord's gardeners and beautifully landscaped. A broad rear lawn stretches out behind the house, framed by mature trees and open countryside views. This space is perfect for outdoor activities, children's play, or simply relaxing in the serenity of the setting. A paved terrace adjacent to the home provides a spot for outdoor dining, entertaining, or enjoying the changing seasons.

To the front and sides, lush lawns, flowering borders, and well-established shrubs and trees create a sense of enclosure and peace, enhancing the property's timeless rural charm.

The property adjoins East Tytherley Cricket Club, and to ensure peace of mind, retractable safety netting has been installed along the eastern boundary to protect the annexe and garden from the occasional stray ball.

The large double garage with an adjoining workshop and two storage rooms are ideal for secure parking, workshop use and expansive storage.

## Location

Situated between the charming villages of Lockerley and East Tytherley, the nearby market towns of Stockbridge, Romsey, and Salisbury provide an excellent range of shops, restaurants, cafés, and cultural attractions, while the larger centres of Winchester and Southampton are easily accessible for broader amenities.

For commuters, the location is particularly convenient, with rail services from nearby Grateley c.10 miles, and Romsey station c.6 miles, offering direct connections to London Waterloo and beyond. The A303 and M27/M3 motorway networks are also within easy reach, placing the South Coast, London, and the West Country all within practical driving distance.

Families are well catered for with a choice of highly regarded state, grammar and independent schools in the surrounding area, including Farleigh School, Rookwood, Godolphin, Embley, Trafalgar, Peter Symonds, Bishops Wordsworth, South Wilts and Winchester College, as well as popular local primary schools.













## Grounds

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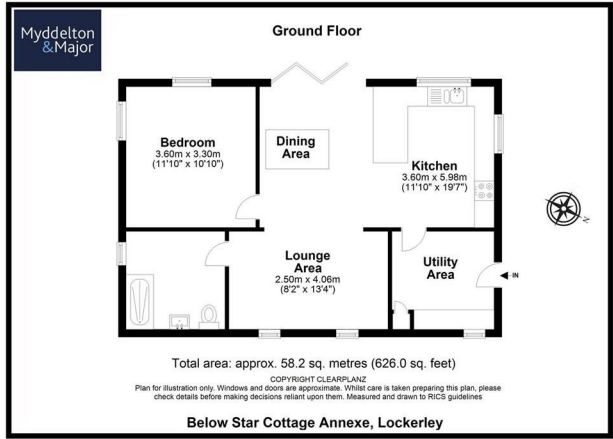




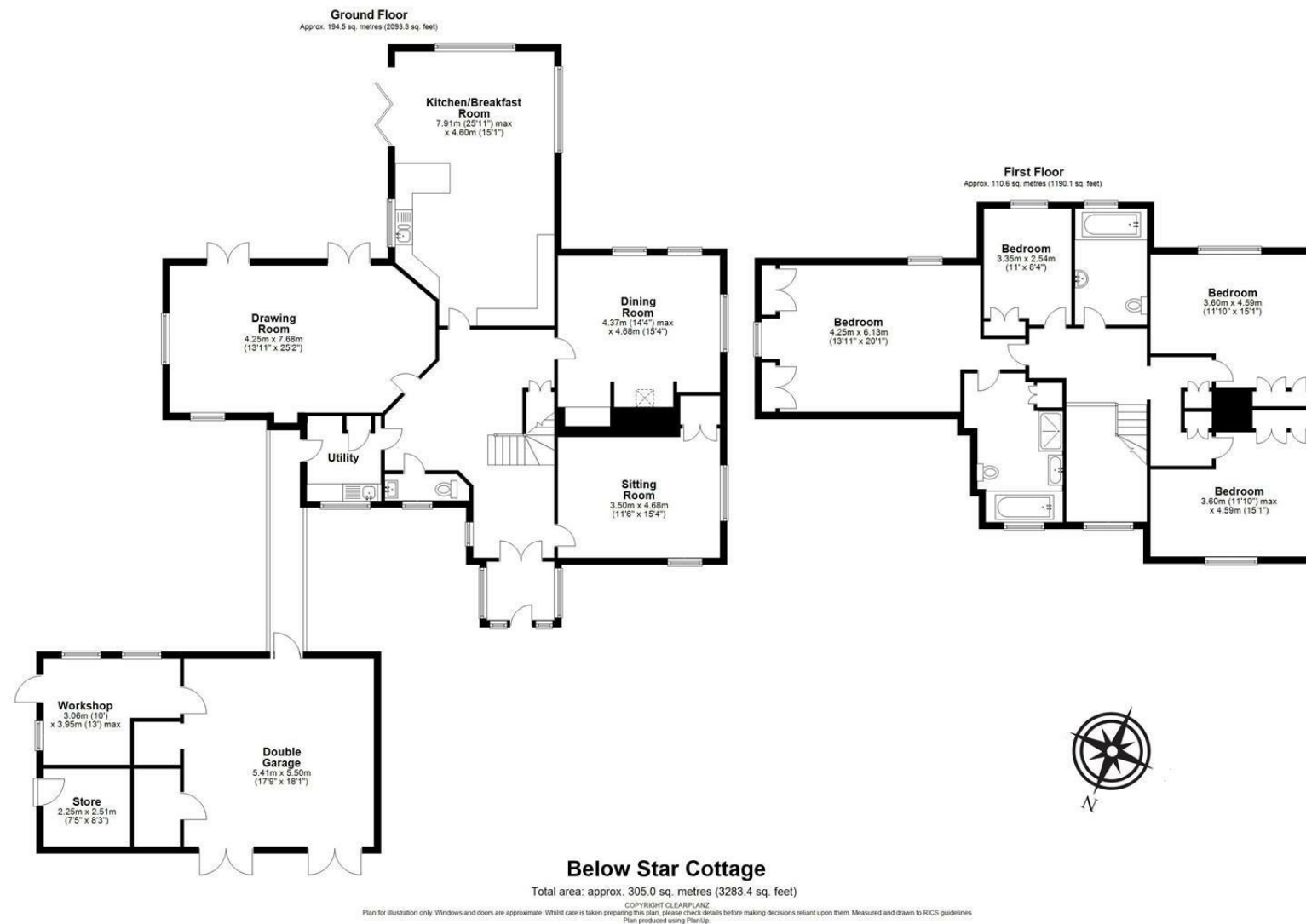
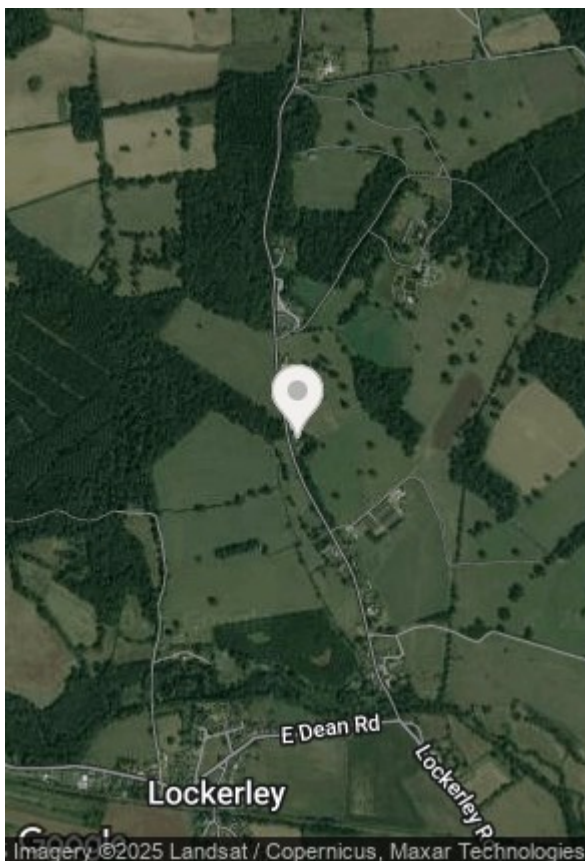


### Oak Tree Cottage

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### Disclaimer Notice:

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. iii) any area, measurement or distances are approximate. The text, photographs and plan are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



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