



Bussells
Cooks Lane | Lockerley | Romsey | Hampshire | SO51 0JD

FINE & COUNTRY

BUSSELLS



Bussells stands proudly as a distinguished family residence, nestled on the outskirts of the sought-after village of Lockerley, set within approximately 7.14 acres of picturesque grounds. This expansive property boasts a wealth of living space, comprising not only Bussells itself but also the charming Darcey Cottage, alongside the detached Christmas Cottage. Presenting impeccably presented living spaces, Bussells offers an ideal setting for remote work or multigenerational living, with significant potential for further enhancement and development.



Accommodation Summary

Spanning over 6,700 square feet, Bussells incorporates Darcey Cottage, a delightful two-bedroom detached dwelling with 2/3 reception rooms and a well-appointed ground floor kitchen. Within Bussells, four distinct reception rooms await, all accessed from a grand reception hall. A generously sized kitchen/breakfast room, utility room, and ground floor cloakroom further enhance the living experience.

Ascending to the first floor of Bussells reveals an impressive principal bedroom suite, complete with a dressing room, separate shower room, and a balcony overlooking meticulously manicured lawns. Three additional bedrooms, one with a spacious dressing room and adjacent shower room, along with a family bathroom, complete the first floor accommodations. The second floor offers three versatile loft rooms.

Christmas Cottage, accessible via a separate driveway winding past a tranquil lake and open bay barn, features a splendid kitchen/dining room, a separate sitting room, and a convenient ground floor cloakroom. Upstairs, two well-proportioned double bedrooms, one with an adjoining bathroom and the other with an adjoining shower room, await.





ANY PERSON WHO OMITTS TO SHUT AND FASTEN THIS GATE
IS LIABLE TO A PENALTY NOT EXCEEDING FORTY SHILLINGS





















Outside

The enchanting gardens and grounds encompass paddocks, manicured lawns, and woodland areas, complemented by exceptional outbuildings including a spacious agricultural-style open barn and a double garage with an open bay which provides ample parking and storage space. Adjacent to Christmas Cottage, a barn provides further storage or development potential. With two access points - one leading to the front of Bussells and the other meandering towards Christmas Cottage - the property offers flexibility and opportunity for expansion.











Services, Utilities & Property Information

Utilities – Mains electricity and water. Heating via LPG. Drainage via private septic tank/sewage treatment plant.

Tenure - Freehold

Property Type – Detached house with attached annexe and further detached cottage

Construction Type – Standard - brick

Council Tax – Test Valley Borough Council
Council Tax Band H for main house. Council Tax Band A for Darcey Cottage.
Council Tax Band A for Christmas Cottage.

Parking – Off-road parking for 10+ cars

Mobile phone coverage - 4G and some 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast Fibre Broadband connection available- we advise you to check with your provider.

Special Notes - There are covenants on the property – please speak with the agent for further information.

Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 02382 549 200.

Website

For more information visit <https://www.fineandcountry.co.uk/southampton-estate-agents>

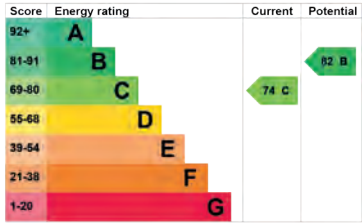
Opening Hours

Monday to Friday 9.00 am - 5.30 pm

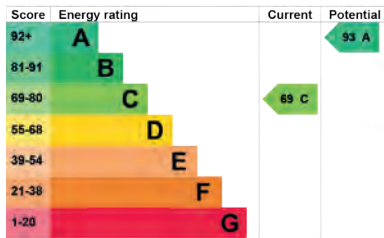
Saturday 9.00 am - 4.30 pm

Sunday By appointment only

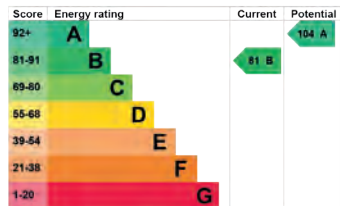
Main House



Darcey Cottage



Christmas Cottage



GROSS INTERNAL AREA: 7712 sq ft, 717 m2
 ADDITIONAL AREAS: 2612 sq ft, 245 m2
OVERALL TOTALS: 10324 sq ft, 962 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 17.05.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JACK REES

MANAGING PARTNER

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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