



Manderley  
30 Straight Mile | Romsey | Hampshire | SO51 9BB

FINE & COUNTRY

# MANDERLEY



*Welcome to an exquisite, detached residence, situated on one of the most sought-after roads in Hampshire – this stunning property is a rare gem in the luxury market. Epitomising luxury and elegance, this distinguished property spans over 10,000 square feet of meticulously designed living space and is set on an expansive 2 acre plot with the option to acquire an additional 6 acres of private woodland, offering unparalleled privacy and a unique connection with nature.*



### Accommodation Summary

Upon entering, you are greeted by a grand entrance hall that sets the tone for the rest of this magnificent home. The ground floor features a spacious kitchen equipped with high-end appliances and a separate prep kitchen for added convenience. The living room, family room, and snug provide ample space for relaxation and entertainment, each exuding a warm and inviting atmosphere. For formal occasions, the elegant dining room is perfect for hosting dinner parties. Fitness enthusiasts will appreciate the well-equipped gym, while the office provides a quiet space for work or study. Practicality is enhanced with a utility room, a ground floor bathroom, and two separate WC's.

Ascending to the first floor, you will find nine generously proportioned bedrooms, each designed with comfort and style in mind. This floor also includes an additional office space, ideal for remote work or managing household affairs. Six luxurious bathrooms ensure that morning routines and evening unwinds are a pleasure, with premium fixtures and finishes throughout.

The second floor offers even more living space with two additional bedrooms, another office, a storage room, and a bathroom. This level provides a perfect retreat for guests or can be used as a private living area for extended family members.

































## Outside

The exterior of the property is as impressive as the interior, featuring beautifully landscaped gardens and extensive grounds that blend seamlessly into the surrounding woodland. The option to purchase an additional 6 acres of private woodland enhances the property's appeal, offering opportunities for woodland walks, nature watching, or simply enjoying the tranquility of your own private forest.

Adjacent to the main residence, the estate includes a separate garage with space for multiple vehicles and additional storage, further exemplifying the property's practicality and luxury.

This remarkable property represents a rare opportunity to own a truly unique home in a picturesque setting. It combines luxury, comfort, and functionality, making it the perfect residence for those seeking a spacious family home with exceptional amenities and an abundance of outdoor space.







### Services, Utilities & Property Information

Utilities – Mains electricity, gas, and water. Septic tank.

Tenure - Freehold

Property Type – Detached house

Construction Type – Standard – brick

Council Tax – Test Valley Borough Council

Council Tax Band H

Parking – Off-road parking for 5+ cars plus a separate detached garage offering space for multiple vehicles.

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

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

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

Viewing Arrangements

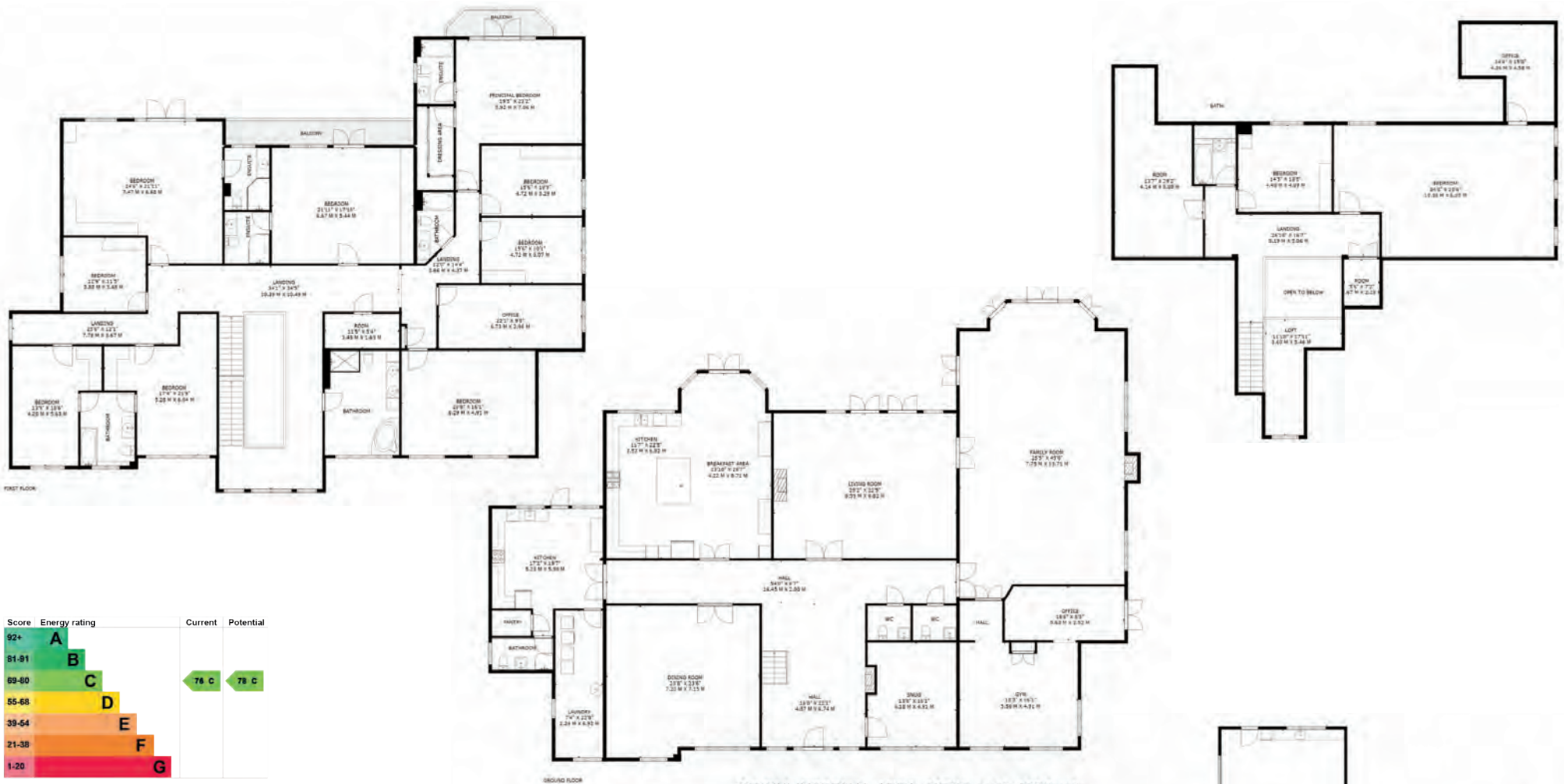
Strictly via the vendors sole agents Fine & Country on 02382 549 200.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 10767 sq ft, 1000 m2  
 LOW CEILINGS/OPEN TO BELOW: 715 sq ft, 73 m2  
 BALCONY: 167 sq ft, 16 m2  
 GARAGE: 787 sq ft, 73 m2

**OVERALL TOTALS: 12436 sq ft, 1162 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 18.07.2024





# FINE & COUNTRY

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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*



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## 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](https://fineandcountry.com/uk/foundation)

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