



Willow Bank House
Saunders Lane | Awbridge | Romsey | Hampshire | SO51 0GP

WILLOW BANK HOUSE



Willow Bank House is an exceptional five-bedroom family residence accompanied by Willow Barn, a beautifully converted two-bedroom dwelling, set within just over an acre of landscaped grounds. Tucked away from the road and surrounded by open countryside, the properties enjoy a tranquil, elevated setting with sweeping views and a wonderful sense of privacy.



ACCOMMODATION

From the moment you step inside the grand reception hall, the craftsmanship and attention to detail are evident. The interiors have been meticulously designed to balance style and practicality, creating spaces that are both elegant and inviting. The ground floor offers five versatile reception rooms in addition to the expansive triple-aspect kitchen and dining area which is the true heart of the home. The kitchen's large central island makes it ideal for family gatherings and entertaining, while the drawing room, complete with a feature fireplace, provides a more intimate space to unwind.

A ground-floor bedroom with en-suite shower room offers flexibility for guests or multigenerational living, while additional rooms currently serve as a home office, gym, and sitting rooms. Four generous en-suite bedrooms feature stylish contemporary fittings. The principal suite is a true sanctuary, boasting a dressing area, bespoke fitted wardrobes, and French doors leading to a large balcony that captures the most magnificent sunsets over the fields, a perfect spot for morning coffee or evening dining.

Throughout the property, elegant hardwood double-glazed windows and stable-style doors (installed in 2024) enhance both the aesthetic and the energy efficiency. The home's thoughtful layout and attention to comfort make daily living effortless. Every detail, from the welcoming entrance hall to the soothing, spa-like main bathroom, has been carefully considered.





SELLER INSIGHT

“ When we first stepped into Willow Bank House, we knew it was the right place to build our lives. We wanted a home with space for our daughters to grow, with large bedrooms, storage for everything a busy family accumulates, and the luxury of en-suite bathrooms in every room. The open-plan kitchen and dining area sealed it for us - a perfect hub for family meals and entertaining friends. Outside, the manageable garden and surrounding countryside promised freedom for our dog to run, and for us, the chance to enjoy the best sunset views from the balcony.

Over the years, the kitchen has become our favourite place - it's the heart of the home. Yet I'd be lying if I didn't also mention the bathroom off the main bedroom which is a calm, spa-like escape where I can truly unwind. The back garden, too, is a source of year-round joy, thanks to its thoughtful landscaping and spaces designed for relaxation.

What sets Willow Bank House apart are its little touches that make life flow effortlessly. I love the spacious entrance hall that feels so welcoming the moment you arrive. Our lounge has been the stage for cosy film nights, while a second lounge, with its fire, offers a more intimate retreat. The downstairs bedroom with its own shower room has also been invaluable for visiting family and elderly relatives.

We've taken pride in keeping the house current. In 2024, we installed wooden double-glazed windows and doors, adding warmth and character. The year before, we landscaped the garden and transformed both the main bathroom and the barn, which also received a brand-new kitchen. The barn itself has been a rewarding holiday let, providing extra income and giving guests their own slice of countryside charm.

Life here has always balanced practicality with pleasure. Our office has been ideal for running a small business without disturbing the household, while the gym, garden, and lounges each offer their own kind of escape. The outdoor spaces have given us countless memories - from summer BBQs and hot tub evenings, to the girls' laughter as they swung from the tree or raced down the garden slope on makeshift water slides.

Despite feeling wonderfully private, the house is never isolated. Awbridge village offers a welcoming primary school, a farm shop, and pubs within easy reach, while Embley school - where our daughters studied - is just minutes away. The motorway and train station are close enough to keep us connected, yet when we return home, we're wrapped in peace and tranquillity.

If I could give one piece of advice to whoever next calls this house their own, it would be this: don't rush through the days. Take the time to sit on the balcony, watch the sun slip behind the fields, and breathe in the stillness. This is more than just a family home - it's a place for memories, celebrations, and quiet contentment.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Outside

Outside, the grounds have been beautifully landscaped to create a series of peaceful, low-maintenance spaces ideal for relaxation and entertaining. The rear garden offers plenty of room for children to play, barbecues, or evenings in the hot tub beneath the stars. The front garden is gently sloping and laid to lawn, while the driveway provides generous off-road parking leading to a double garage with automated doors and an electric vehicle charging point.

The property's second dwelling, Willow Barn, complements the main home perfectly. This stylish, self-contained residence features an open-plan kitchen, dining, and sitting room with modern integrated appliances and a central island, two double bedrooms with built-in wardrobes, and two bathrooms. Currently a successful holiday let generating an excellent annual income, it also offers an ideal solution for extended family, guests, or home-office use.

The entire plot extends to approximately 1.048 acres, including a substantial outbuilding on hardstanding that could, subject to planning permission, be developed further for garaging or ancillary accommodation.









Location

While Willow Bank House feels delightfully secluded, it remains well connected. The village of Awbridge offers a welcoming community, primary school, farm shop, and local pubs, while the highly regarded Embley School lies just minutes away. Road and rail links are easily accessible, ensuring convenience without compromise.





Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band G - Test Valley Borough Council

Property Construction - Standard - brick and tile

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Septic tank - there will be maintenance costs involved so please speak with the agent for further information.

Heating - LPG. Heat exchange. Solar water.

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

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

Parking - Garage parking for 2 cars and driveway parking for 4+ cars.

Special Notes - The farmers track - there is an agreement if it gets resurfaced to contribute a fair portion from the road to the driveway of Willow Bank House, currently a third of the cost.

Please note: The property is subject to certain covenants. For further information, please contact the agent.

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-and-romsey-estate-agents>

Opening Hours

Monday to Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 4.30 pm

Sunday By appointment only

Willow Bank House, Saunders Lane, SO51 0GP
 Approximate Gross Internal Area = 3785 sq ft
 Double Garage / Outbuilding = 1346 sq ft
 Total = 5131 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	67 D
39-54	E		
21-38	F		
1-20	G		

A. GROUND FLOOR

Sitting Room 1	6.03m x 5.02m (19'9 x 16'6)
Sitting Room 2	4.88m x 3.84m (16'0 x 12'7)
Bedroom 5	5.23m x 3.98m (17'2 x 13'1)
Kitchen / Diner	5.12m x 3.40m (16'10 x 11'2)
Office	5.05m x 3.89m (16'7 x 12'9)
Gym	4.85m x 3.71m (15'11 x 12'2)
Utility Room	5.01m x 1.90m (16'5 x 6'3)
WC	2.46m x 1.41m (8'1 x 4'8)
Shower Room 4	2.79m x 1.25m (9'2 x 4'1)

B. FIRST FLOOR

Bedroom 1	5.28m x 4.72m (17'4 x 15'6)
Bedroom 2	4.78m x 3.71m (15'8 x 12'2)
Bedroom 3	4.34m x 4.11m (14'3 x 13'6)
Bedroom 4	4.09m x 3.69m (13'5 x 12'1)
Bathroom	3.48m x 2.79m (11'5 x 9'2)
Shower Room 1	2.74m x 1.25m (9'0 x 4'1)
Shower Room 2	2.74m x 1.19m (9'0 x 3'11)
Shower Room 3	3.40m x 1.17m (11'2 x 3'10)

C. GARAGE / OUTBUILDING

Double Garage	7.89m x 6.69m (25'11 x 21'11)
Kitchen	6.40m x 4.50m (21'0 x 14'9)
Bathroom	2.18m x 2.18m (7'2 x 7'2)
Shower Room 5	2.49m x 1.96m (8'2 x 6'5)

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We value the little things that make a home



JACK REES
REGIONAL DIRECTOR

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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.

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