



Toby Gullick
INDEPENDENT PROPERTY SPECIALIST

FLINT HOUSE | LOCKERLEY | ROMSEY

Guide Price £1,495,000

4 3 3



Fabulous and Flawless

Flint House, Fabulous and Flawless, this brand new four bedroom detached property is an exquisite example of opulence and style, architecturally designed to a high specification with luxury and sophistication in mind. Ideal for anyone who desires tranquillity, grandeur and well designed room space. The house was superbly designed by a local architect, known for his creativity and attention to detail. The extensive accommodation boasts in excess 3000sq ft and is beautifully arranged over two floors. Located in the desirable and idyllic village of Lockerley close to Romsey. The orientation of this magnificent property provides a splendid setting with glorious views to the front and rear of far reaching fields and open countryside.

One of many highlights of this wonderful property is an impressive timber and glazed apex to the rear providing a lovely light and airy open plan living space, incorporating a sleek and contemporary kitchen that exudes sophistication and style, with a lavish central island with built in induction hob. The kitchen is fitted with all integrated appliances including wine cooler, three ovens and ample cupboard storage. A superb and substantial dining/family room that opens onto the garden with breath-taking views of open countryside. Perfect area for family life and entertaining.

Additionally, the home offers versatility and more space with a separate double aspect sitting room, a study, utility/boot room and cloakroom.

The first floor continues to amaze with the principal bedroom suite featuring a delightful dressing room and a modern en suite shower room. There are three further double bedrooms, one en suite and an attractive family bathroom.

OUTSIDE

Set within secluded and private grounds approaching 0.75 of an acre, there is a large, palatial gravelled driveway for numerous cars and a double detached garage. To the rear of the property is mainly laid to lawn with outstanding countryside views.

LOCATION

The village of Lockerley which is centred around a green, on the River Dun, has a shop, nearby pub, village hall, church, garage and primary school. There is also a farm shop in nearby Kimbridge and the National Trust country house and gallery at Mottisfont. The historic – and highly regarded – market town of Romsey is nearby offering a



range of boutique shops, pubs and restaurants as well as a renowned supermarket and regular market days in the town square. The village is in an area renowned for its beautiful countryside which is crisscrossed with a wide selection of footpaths providing beautiful walking accessed immediately from the rear of the property.

Located between the Cathedral Cities of Winchester to the east and Salisbury to the west, it is also on the edge of the Test valley and close to the New Forest.

Access to London and beyond is excellent with fast and regular mainline train services to London Waterloo from Winchester (60 minutes) and nearby Grateley (70 minutes). International airports are also within easy reach – Heathrow (75 minutes), Southampton (25 minutes) and Bournemouth International (40 minutes).

There are many diverse recreational activities, racing at Salisbury, Newbury and Wincanton. Golf at nearby Bramshaw, Hamptworth Country Club and Royal Winchester. Excellent chalk stream fishing on the river Dun (which runs through Lockerley) and on the river Test. Other outdoor pursuits are also available locally. Sailing, fishing and marinas are close by on the Solent. Theatres at Winchester, Southampton, Salisbury and Basingstoke.

Awbridge Primary School and The Romsey Secondary School are the catchment area schools. There is also a wide range of state and private schooling in the area, including Farleigh, Godolphin, Leaden Hall, Hampshire Collegiate and Stroud, as well as the primary school in Lockerley itself.

KEY INFORMATION

- Brand New Detached Property
- Four Double Bedrooms
- Three Reception Rooms
- Breath-taking Countryside Views
- Double Garage
- Underfloor Heating
- 0.75 Acre Plot
- Idyllic Village Location
- High Specification

PROPERTY INFORMATION

Tenure – Freehold
Local Authority – Test Valley
Council Tax – Band G
EPC – Rated B

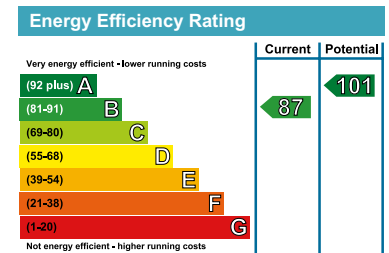
Approximate Gross Internal Floor Area:
Main House = 268.2 sq m / 2887 sq ft
Garage = 32.8 sq m / 353 sq ft
Total = 301 sq m / 3240 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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