



BRINDLE HOUSE, BELBINS

Romsey, SO51



BRINDLE HOUSE, BELBINS, ROMSEY

A spacious detached family home with an extensive private garden in excess of 0.6 of an acre featuring a swimming pool and impressive garden/entertainment room.



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EPC

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Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Guide price: £1,600,000



LOCATION SO51

The property is located in Belbins, a popular and desirable address, situated in the historic market town of Romsey, in the Test Valley, ideally positioned for access to Stockbridge from 10 miles, Winchester from 16 miles, and The New Forest from 10 miles. Romsey benefits from an extensive range of amenities including boutique shops, restaurants, cafes and public houses. Excellent catchment area schools include Romsey Primary and Romsey Academy. Embley School is a private co-educational school for pupils aged 2 to 18 located in Embley Park in Wellow from 2 miles away. Romsey Railway service to London Waterloo with changes at Southampton Airport parkway or direct train services from Winchester from 58 minutes. (All times and distances are approximate).







BRINDLE HOUSE

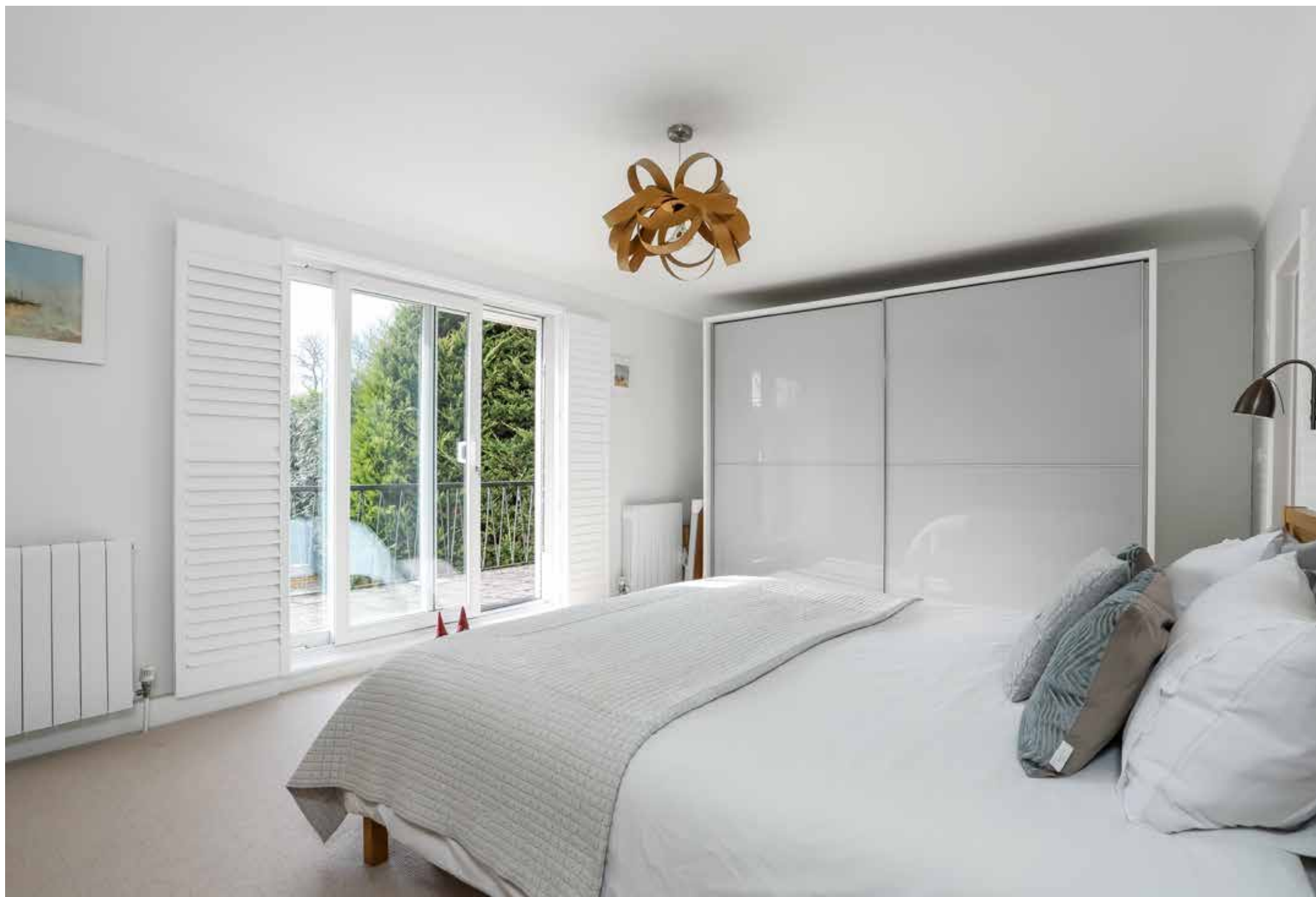
The property welcomes you into a spacious entrance hall laid with parquet flooring featuring a cloakroom, storage cupboard and doors leading into a dual aspect study. Double doors lead into a large square sitting room with a feature Stovax fireplace, sliding doors and windows lead to the garden terrace. A further family room with doors to the garden is accessed from the entrance hall. To the left of the property is a recently renovated kitchen, which is the central hub of the house, that benefits from natural light, a modern Kutschen Haus fitted kitchen with a range of units and granite work surfaces. A feature wall of contrasting Havana Oak cupboards incorporating a bank of Neff appliances, including two fan ovens, a steam oven and a microwave. An induction hob with integrated extraction sits in the kitchen peninsular along with a breakfast bar area. Off the kitchen a door gives access to a downstairs shower room and well-appointed utility room with garden access. The kitchen flows into a dining room and sun lounge with sliding door on to the south westerly facing garden patio. A door from the dining room leads to a second hallway with access to a plant room and additional spacious TV room. The property's first floor benefits from being light and accommodates four good sized bedrooms and a family bathroom. The principal bedroom features sliding patio doors onto a large balcony and an en suite bathroom.

Plant room - housing the boiler, hot water tank, swimming pool filters and storage area

Underfloor heating is fitted in the TV room, kitchen, dining and sun lounge area and principal bedroom en suite.

The property benefits from both solar electric and hot water systems

The house benefits from an electric car charging unit.



GARDEN AND OUTBUILDINGS

The external finish to the property has been recently renovated using cedar cladding and K-render. The property is approached via electric gates into a large driveway with plenty of parking. The rear extensive private garden is mainly laid to lawn, featuring a large swimming pool, heated by an air source heat pump, and patio area. The garden patio has a covered gazebo which is currently used as a outside sitting and dining area. Located opposite the swimming pool and patio is a bespoke brick-built wood fired pizza oven. Three outbuildings are situated within the grounds, one currently used as a gym, another as a well-appointed and spacious garden/entertainment room finished by cedar clad and supplied with wired internet, electricity and heating. An additional garden area, which includes the third outbuilding, ideal for storage, sits out of sight beyond the garden/entertainment room. Mature bush and tree borders create privacy, and there are a variety of productive fruit trees.







Brindle House

Approximate Gross Internal Area

Main House = 3084 Sq Ft / 286.51 Sq M

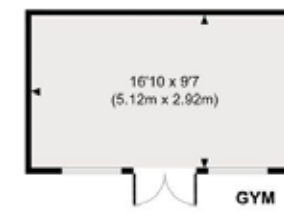
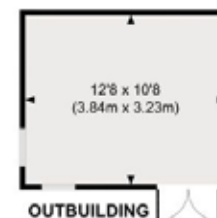
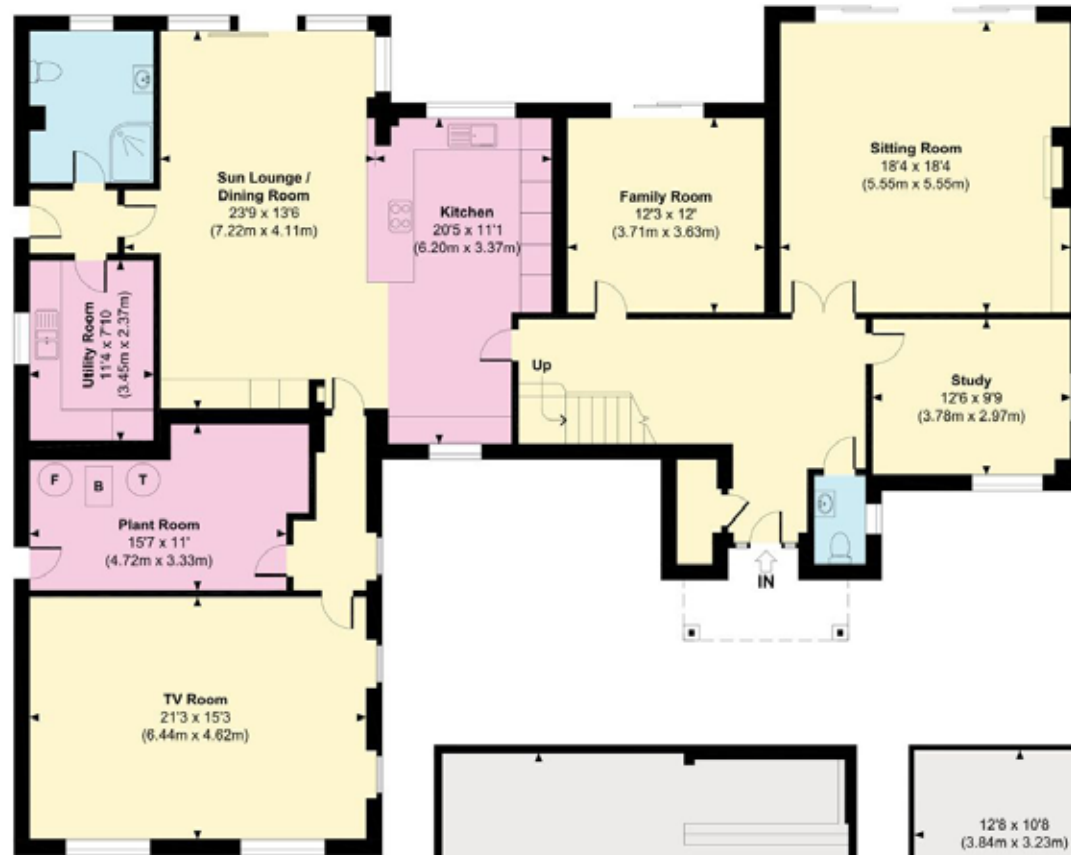
Garden Room = 481 Sq Ft / 44.66 Sq M

Outbuilding = 133 Sq Ft / 12.40 Sq M

Gym = 161 Sq Ft / 14.95 Sq M

Total = 3859 Sq Ft / 358.52 Sq M

Outbuildings are not shown in correct orientation or location.



Including outbuildings

Approximate Gross Internal Area = 3859 sq m / 358.52 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. (ID767266)

We would be delighted
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