



Coombe Corner | £1,190,000

Church Lane, Awbridge, Romsey, Hampshire SO51 0HN



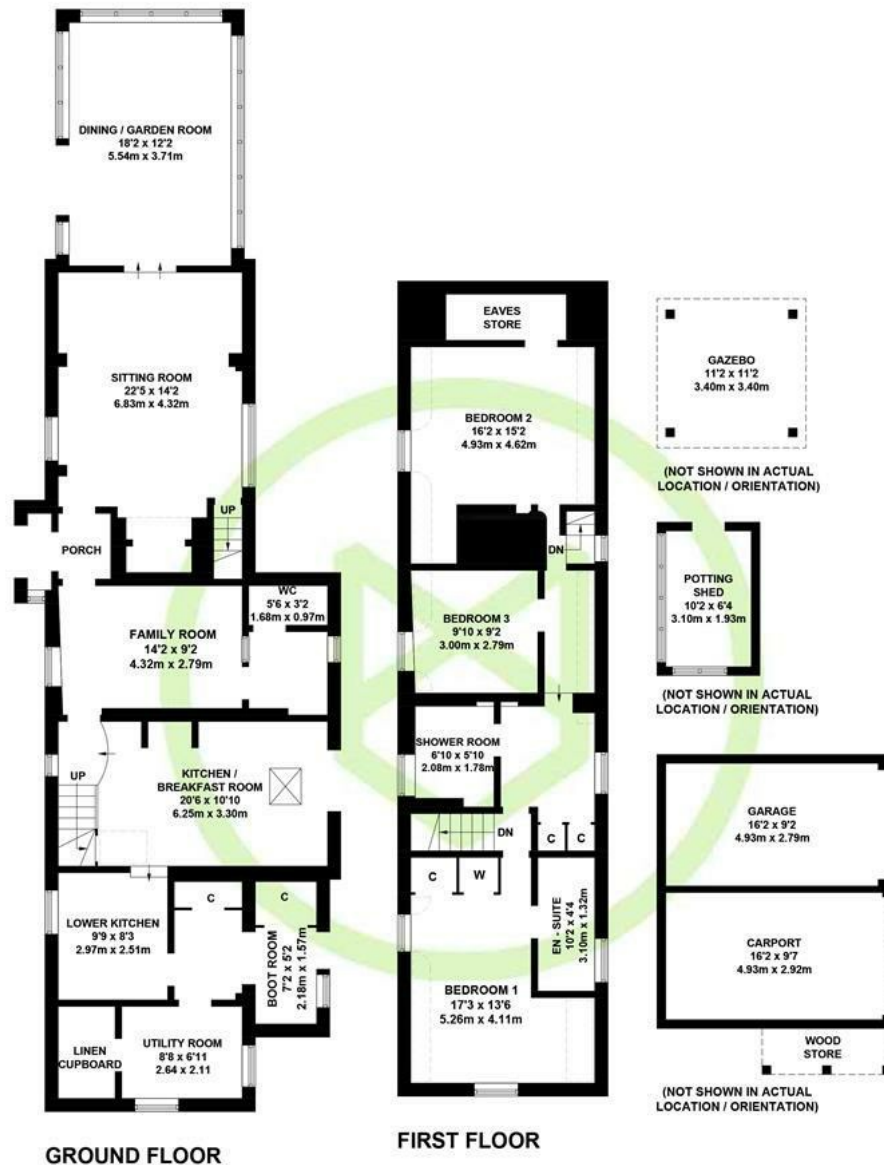


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Church Lane, Awbridge, Romsey, Hampshire SO51 0HN

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1299 SQ FT / 120.7 SQ M  
 FIRST FLOOR = 790 SQ FT / 73.4 SQ M  
 GARAGE = 311 SQ FT / 28.9 SQ M  
 POTTING SHED = 64 SQ FT / 6.0 SQ M  
 TOTAL = 2464 SQ FT / 229 SQ M  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1197276)

## Summary

A charming detached home in a tranquil and peaceful setting, positioned in quiet location within the picturesque village of Awbridge, near to both Romsey and Stockbridge. The home has been beautifully kept by the current owners, exuding character and charm, along with a homely feel. The living space is spacious and light, overlooking established landscaped wrap around gardens, along with a gated driveway, a garage and further outbuildings. A viewing is highly recommended to appreciate this wonderful home.

## Features

- A beautiful detached home in the desirable village of Awbridge, located between Romsey and Stockbridge
- Thatched roof replaced in 2018
- Three bedrooms, en-suite bathroom and further shower room
- Kitchen/breakfast room, lower kitchen, laundry room, boot room and linen room
- Sitting room with feature log burner, family room and ground floor WC
- Green oak garden room with vaulted ceiling, exposed beams and panoramic views of the garden
- Private wrap around gardens, fully enclosed and beautifully landscaped, offering a peaceful and picturesque setting
- Potential to extend, planning permission previously passed in 2007 for a two storey extension
- Garage, car barn and potting shed
- Fibre optic broadband

## EPC Rating

Energy Efficiency Rating  
 Current E  
 Potential D

# Coombe Corner

## Church Lane, Awbridge, Romsey, Hampshire SO51 0HN

### Location

Church Lane, Awbridge, is a peaceful and sought after location, positioned on The Test Way, a well renowned stunning 44 mile walking route following along the River Test. There is a local Primary School and the charming Parish Church of All Saints is within short strolling distance. There is a village hall where many community activities take place as well as Hansards amazing Farm Shop. Nearby is the superb 'Duke on the Test' which is a historic 16th Century Inn reimagined for the 21st Century, along with the well renowned 'Kimbridge Barn'. There is also a local garden centre and the famous Sir Harold Hillier Gardens within easy reach. Romsey provides an excellent range of shops including Bradbeers Department Store and a variety of cafes and restaurants. Furthermore, the property enjoys easy access to various country walks, with exhilarating views and peaceful woodland, allowing residents to immerse themselves in the picturesque surroundings.

### Accommodation

Upon entering the home you are warmly welcomed by an inviting hall that leads into the sitting room and family room. The sitting room exudes delightful character, adorned with exposed beams and a captivating inglenook fireplace housing a 'Nordpeis' log burner. The beautiful green oak garden room serves well as a dining room currently, bathed in natural light and boasting a stunning vaulted ceiling with exposed beams and panoramic views of the landscaped gardens. A family room is currently used as a home office, but would offer many uses as a reception room, including dining room, second sitting room or play room. The kitchen/breakfast room is thoughtfully designed with a comprehensive range of eye and base-level units, there is space for an 'American' style fridge/freezer, two integrated 'AEG' double ovens, fitted hob with extractor canopy over and doors that open onto a lovely patio terrace. Steps lead to the lower kitchen, which has a range of fitted storage, integrated dishwasher and a butler sink. A boot room has built in storage and access to the outside of the home, there is a large utility room and a walk-in linen cupboard for added convenience. The first floor landing provides built in storage and can be accessed via two stair cases, from the sitting room and the kitchen/breakfast room. Bedroom one is a double room with a pleasant double aspect and built in wardrobes. The en-suite bathroom is fitted with a traditional white suite, comprising WC, wash basin and freestanding bath with shower. Bedrooms two and three are both double rooms. The family shower room features an enclosed shower cubicle, wash basin and WC.

### Outside

The wrap-around gardens at Coombe Corner are truly enchanting, creating a serene oasis and providing a secure haven. The landscaped gardens are adorned with mature shrubs and specimen trees, fully enclosed and offering a great deal of privacy. Two patio areas, including a covered gazebo, create inviting spaces for socialising and enjoying the various aspects of the garden. Gates open to the driveway which is able to accommodate multiple vehicles, there is a single garage, car barn and potting shed.

### Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

### Sellers Position

Found property to purchase

### Tenure

Freehold

### Primary School

Awbridge Primary School

### Secondary School

The Romsey School

### Council Tax

Band G - Test Valley Borough Council

### Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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