



Goddards House | £950,000
Newton Road, Awbridge, Hampshire, SO51 0GJ





Goddards House

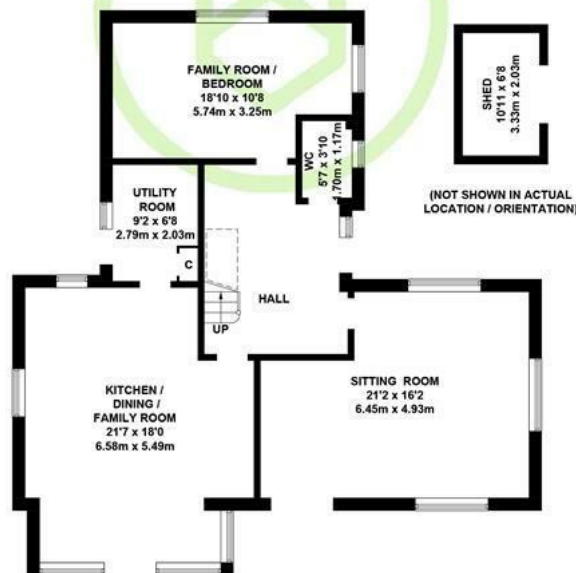
Newtown Road, Awbridge, Hampshire, SO51 0GJ

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FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1112 SQ FT / 103.3 SQ M
 FIRST FLOOR = 1067 SQ FT / 99.1 SQ M
 SHED = 58 SQ FT / 5.4 SQ M
 TOTAL = 2237 SQ FT / 207.8 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1209870)

Summary

Welcome to Goddards House — a beautifully presented detached residence set in the tranquil village of Awbridge. Nestled within approximately one acre of mature gardens, this exceptional home offers light-filled and generously proportioned accommodation throughout. The property features four double bedrooms, including a principal suite with en-suite shower room, and a well-appointed family bathroom, a welcoming sitting room, a versatile family room (which could serve as a fourth bedroom), and a spacious kitchen/dining/family room ideal for modern living and entertaining and a utility room.

Features

- A beautifully presented and wonderfully light home in the village of Awbridge
- An idyllic location, with stunning views of gardens and countryside
- Well positioned for access into Romsey and Salisbury
- Planning permission passed to create a larger family room with garages
- Mature, attractive gardens and an overall plot of approximately 1 acre
- Four bedrooms, en-suite shower room and family bathroom
- Sitting room, family room, kitchen/dining room/family room and utility room
- No forward chain

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Planning Permission

Planning permission has been granted for a the home to be extended and for double garage and car barn to be added, for further information please visit: <https://view-applications.testvalley.gov.uk/online-applications/> and use reference numbers 22/02197/FULLS for the house and 24/01573/FULLS for the garage.

Ground Floor

Upon entering Goddards House, the welcoming reception hallway immediately sets the tone for this delightful home. A staircase rises to the first floor, while doors lead to the sitting room, family room, ground floor WC, and the impressive kitchen/dining/family room. The sitting room is a bright and spacious area, enjoying a triple aspect with views over the gardens and French doors that open directly onto the outdoor space—perfect for relaxed indoor-outdoor living. The family room is a versatile space, offering potential use as a home office, additional sitting room, or even a fifth bedroom, depending on your needs. At the heart of the home is the kitchen/dining/family room, another light-filled space designed for modern living. With beautiful garden views, it's ideal for both everyday family life and entertaining guests. The kitchen is well-appointed with a comprehensive range of cupboards and drawers, two Neff double ovens, a Neff microwave, a Bosch dishwasher, and a fitted fridge. Adjoining the kitchen, the utility room provides built-in storage, space for a washing machine, tumble dryer, and space for fridge/freezer. A door from here provides convenient access to the driveway.

First Floor

The spacious first-floor landing offers access to useful eaves storage, an airing cupboard, the family bathroom, and three double bedrooms—each of which enjoys a pleasant double aspect. Bedroom One is a generously sized double room and features a stylish en-suite, fitted with a contemporary suite including a WC, wash basin, enclosed shower cubicle, and a heated towel rail. Bedroom two is also a comfortable double, benefiting from fitted wardrobes that provide excellent storage. Bedroom three is another well-proportioned double room, with additional access to eaves storage. The family bathroom is fitted with a modern white suite comprising a WC, wash basin, and a bath with shower attachment and fitted screen.

Outside

The gardens are a true highlight of Goddards House, extending to approximately 1 acre and offering a tranquil, private setting. The peaceful surroundings enhance the sense of seclusion, making this a perfect countryside retreat.

Location

The picturesque and characterful village of Awbridge is located to the north west of Romsey, perfectly positioned for access to the New Forest and good road links to the A36, M27 and beyond. This popular location benefits from a primary school, church, recreation ground, village hall, nature reserve and farm shops on the edge of Awbridge and Kimbridge.

Sellers Position

No forward chain

Tenure

Freehold

Age

2010

Primary School

Awbridge Primary School

Secondary School

Romsey School

Council Tax

Band F - 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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