Acorns Saunders Lane | £625,000

Awbridge, Hampshire, SO51 0GP

Henshaw Fox

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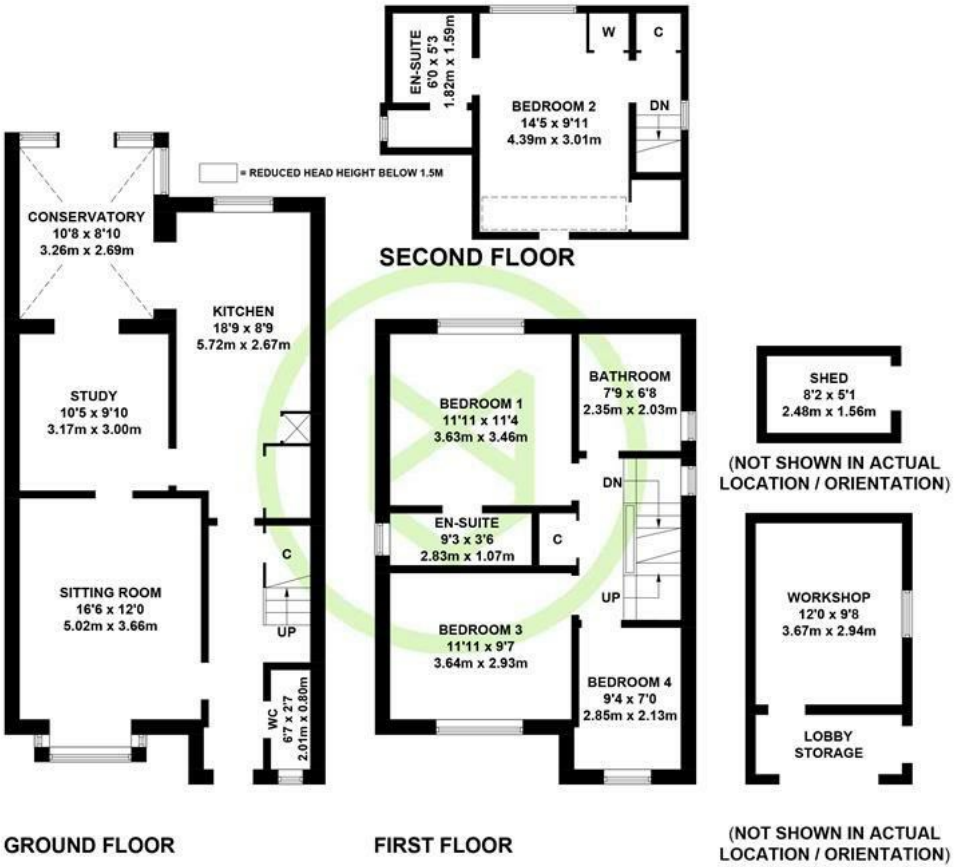

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 716 SQ FT / 66.5 SQ M
FIRST FLOOR = 511 SQ FT / 47.5 SQ M
SECOND FLOOR = 243 SQ FT / 22.6 SQ M
OUTBUILDINGS = 202 SQ FT / 18.8 SQ M
TOTAL = 1672 SQ FT / 155.4 SQ M
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1269253)

Summary

An immaculately presented and generously proportioned detached family home, pleasantly situated within the quiet and highly sought-after village of Awbridge. Arranged over three well-planned floors, the accommodation comprises four bedrooms, including two with en-suite facilities, together with a family bathroom. The living space is both welcoming and versatile, featuring a cosy sitting room with log burner, a flexible study/playroom, and an impressive kitchen opening seamlessly into a dining area, ideal for modern family living and entertaining. A useful downstairs cloakroom completes the internal layout. Outside, the property enjoys a private, westerly-facing rear garden, while to the front there is ample driveway parking for three vehicles, leading to a workshop which was formerly a garage.

Features

- Immaculate detached residence
- Enclosed westerly facing rear garden backing onto ancient woodland
- Four bedrooms, two en-suites, family bathroom and downstairs cloakroom
- Ample driveway parking for three vehicles leading to workshop which was formally a garage
- Cosy sitting room with log burning stove
- Located in Awbridge, named Hampshire's Small Village of the Year - October 2026

EPC Rating

Energy Efficiency Rating
Current D
Potential D

Acorns, Saunders Lane,
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Ground Floor
Upon entry, an inviting entrance hall provides access to the sitting room, kitchen, cloakroom with WC and wash basin, stairs rising to the first floor and a useful under-stairs storage cupboard. The cosy sitting room features a charming log burner with hearth, forming an attractive focal point and enjoys a large bay window overlooking the front aspect. Double doors open into a versatile study, ideal as a home office or playroom, which in turn leads through to the conservatory at the rear of the home.
The beautifully appointed kitchen offers a range of wall and base units, plumbing for both a dishwasher and washing machine, space for a fridge/freezer, and integrated appliances including a double oven and hob with extractor hood above. An opening leads through to the conservatory, currently utilised as a dining area, with double doors opening onto the rear garden

First Floor
The first floor landing provides access to three well-proportioned bedrooms, the family bathroom, a useful storage cupboard and stairs rising to the second floor. The family bathroom is fitted with a shower over the bath, WC and wash basin. Bedroom two is a generous double enjoying views over the rear garden and benefits from a modern en-suite shower room with WC and wash basin. Bedroom three is another comfortable double, while bedroom four offers a versatile space, ideal as a single bedroom or home office

Second Floor
Situated on the second floor, the generous principal bedroom is a bright double room enjoying dual-aspect windows, built-in storage and additional eaves storage, complemented by a contemporary en-suite shower room with WC and wash basin.

Outside
The rear garden is a wonderfully private space, backing directly onto woodland and open green space and benefits from a desirable westerly-facing aspect, perfect for enjoying afternoon and evening sunshine. A generous adjoining patio creates an ideal area for outdoor dining and entertaining, with plenty of room for seating. Beyond this, the garden is predominantly laid to lawn and further enhanced by a raised seating area and a timber shed for practical storage. A side gate offers convenient pedestrian access to the driveway.

Parking
To the front of the property is tandem off-road parking for three vehicles, leading to a workshop area which was formerly a garage

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 and village hall with farm shops on the edge of Awbridge and Kimbridge.

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.

Tenure
Freehold

Heating
Oil

Drainage
Klargester Biodisc treatment plant

Council Tax
Test Valley - Band E

Disclaimer Property Details
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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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