







Goddards House | £850,000

Newtown Road, Awbridge, Hampshire, SO51 0GJ

Henshaw Fox









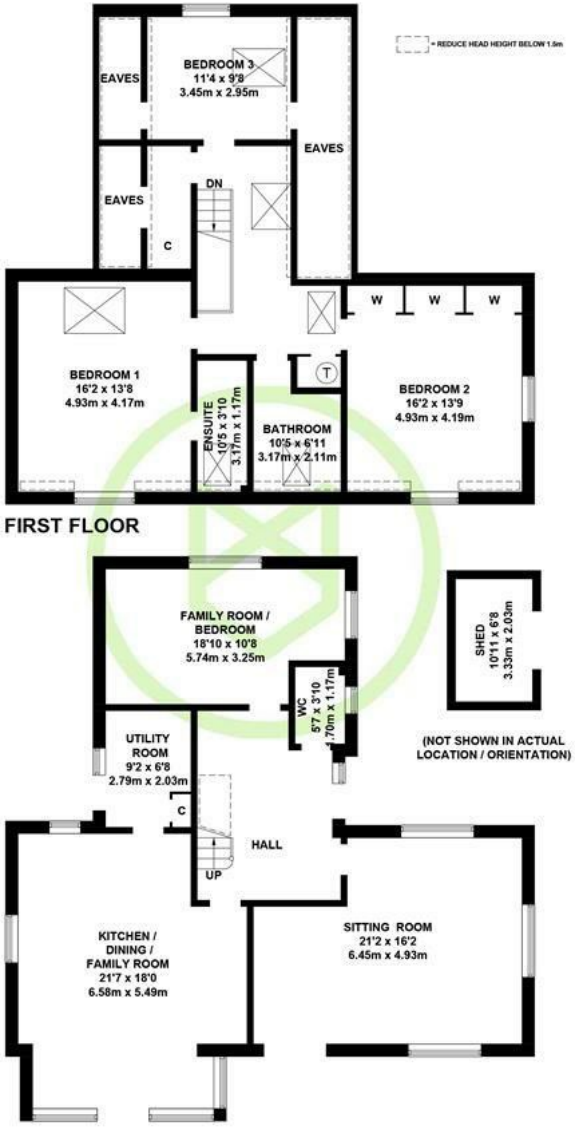




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Newtown Road, Awbridge, Hampshire, SO51 0GJ

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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

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.

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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