







# Iris House | £910,000

Newtown Road, Awbridge, Hampshire, SO51 0GJ

Henshaw Fox









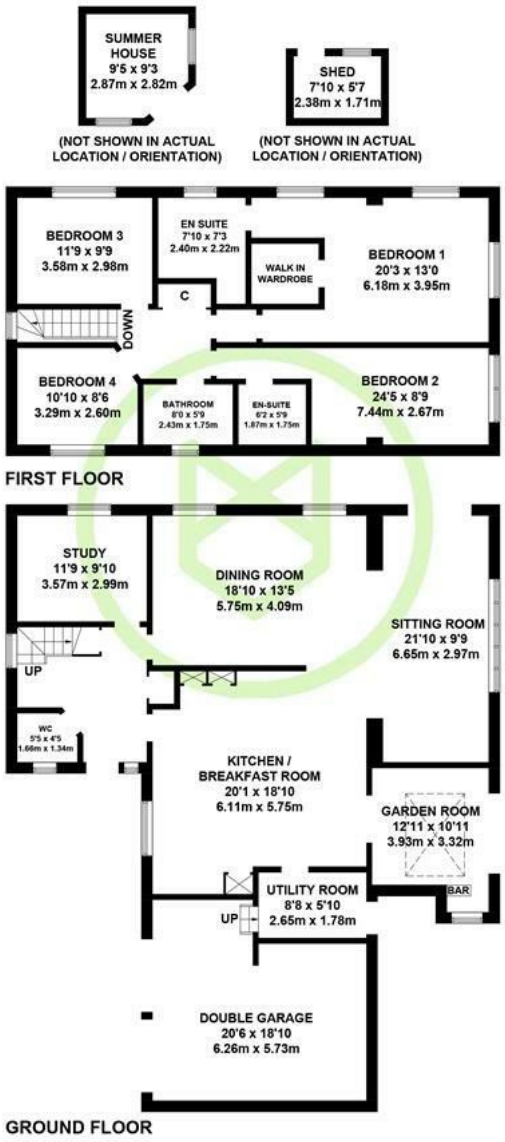




# Iris House

Newtown Road, Awbridge, Hampshire, SO51 0GJ

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**APPROXIMATE GROSS INTERNAL AREA**
**GROUND FLOOR = 1650 SQ FT / 153.3 SQ M**
**FIRST FLOOR = 937 SQ FT / 87.1 SQ M**
**OUTBUILDINGS = 124 SQ FT / 11.5 SQ M**
**TOTAL = 2711 SQ FT / 251.9 SQ M**
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1229183)

# Summary

Tucked away in a private and peaceful setting in the the sought-after village of Awbridge, this beautifully presented detached home offers a wonderful blend of comfort and space, perfect for family living. Light-filled and versatile, the accommodation includes four generous double bedrooms, with en-suite shower rooms to bedrooms one and two, as well as a stylish family bathroom. The elegant sitting room, complete with a cosy wood-burning stove and a striking feature window, creates the perfect place to relax while enjoying views of the gardens. A welcoming dining area and a well-equipped kitchen/breakfast room provide ideal spaces for family and entertaining, complemented by a practical utility room and a ground floor WC. Outside, the beautifully kept gardens offer a private space for outdoor living, while the driveway provides ample parking and leads to a double garage.

# Features

- An immaculately kept detached home located within the village of Awbridge
- Mature, attractive gardens and an overall plot of approximately 0.25 of an acre
- Four double bedrooms with two en-suite shower rooms and a walk in wardrobe servicing bedroom one
- Stylish open plan living space, sitting room, dining area and kitchen/breakfast room
- Study, garden room with bar, utility room and ground floor WC
- Double garage and driveway parking for several vehicles
- Well positioned for access into Romsey, Salisbury and Winchester

# EPC Rating

Energy Efficiency Rating
Current TBC
Potential TBC

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**Ground Floor**
The welcoming reception hallway, complete with two storage cupboards, provides access to the ground floor WC and opens into the main living areas, including the sitting room, study, and dining room. Designed to maximise natural light, the stylish ground floor living space flows beautifully, with the sitting room featuring a striking picture window overlooking the gardens and a cosy log-burning stove as its centrepiece. This inviting space connects seamlessly to the dining room and modern kitchen, creating the perfect setting for both everyday family life and entertaining. The dining area, enhanced by two feature windows, easily accommodates a large dining suite, while the impressive kitchen/breakfast room boasts a generous island with breakfast bar, a range of sleek cabinetry, integrated appliances including an induction hob with extractor, Neff chest-level double oven and Neff dishwasher, an American-style fridge/freezer is also to be included. A private study provides the ideal space for a home office or snug, and the garden room complete with bi-folding doors to the garden, a roof lantern and a fitted bar, offers an exceptional space for year-round entertaining. Completing the ground floor is a practical utility room with a washing machine that is to remain, and access to both the garden and the double garage. The ground floor benefits from underfloor heating, with the exception of the garden room, ground floor WC and the utility room.

**First Floor**
The first-floor landing is bright and welcoming, enhanced by a beautiful window overlooking the front of the home, and provides access to four spacious double bedrooms, an airing cupboard and loft space. The impressive principal bedroom enjoys a charming double aspect, a generous walk-in wardrobe, and a sleek modern en-suite shower room with walk-in shower, WC, wash basin with vanity storage and a heated towel rail. The second bedroom also benefits from its own en-suite shower room, while bedrooms three and four are both well-proportioned, with bedroom four offering flexibility as an ideal study or hobby room if desired. Completing the first floor is the stylish family bathroom, fitted with a white suite including a bath with shower over, WC, wash basin and heated towel rail.

**Outside**
The attractive and well designed gardens are a particular feature of the home, a beautifully kept lawn adjoins well stocked borders with established hedging and trees. Paving opens from the sitting room, enjoying the southerly facing aspect, with a larger paved area located off of the garden room enjoying a westerly aspect, an idea space for dining or relaxing, adjoins the rear of the home and a further patio has space for external dining furniture. A summer house has power and lighting, whilst currently housing a jacuzzi, this space would serve well as a room to enjoy the garden or a hobby room.

**Parking**
A five bar gate opens to the driveway, offering parking for several vehicles, a double garage has two electric up and over doors, power, lighting and a door opening to the rear garden.

**Location**
The picturesque and characterful village of Awbridge lies to the north-west of Romsey, offering a peaceful countryside setting while remaining perfectly positioned for access to Salisbury, the New Forest and Winchester. With excellent road links via the A36 and M27, it's ideal for those needing easy connections while enjoying rural living. This popular village benefits from a welcoming community and a range of local amenities, including a well-regarded primary school, village hall, church, recreation ground and a beautiful nature reserve—perfect for weekend walks and family outings.

**Sellers Position**
Found vacant property to purchase, forward chain complete

**Tenure**
Freehold

**Drainage**
Private drainage - Bio Tec. P6 1PS positioned on the right hand side of the drive

**Heating**
Oil fired central heating

**Primary School**
Awbridge Primary School

**Secondary School**
The 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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