



Laramie Lockerley Green | £645,000
Lockerley, Romsey, SO51 0JN

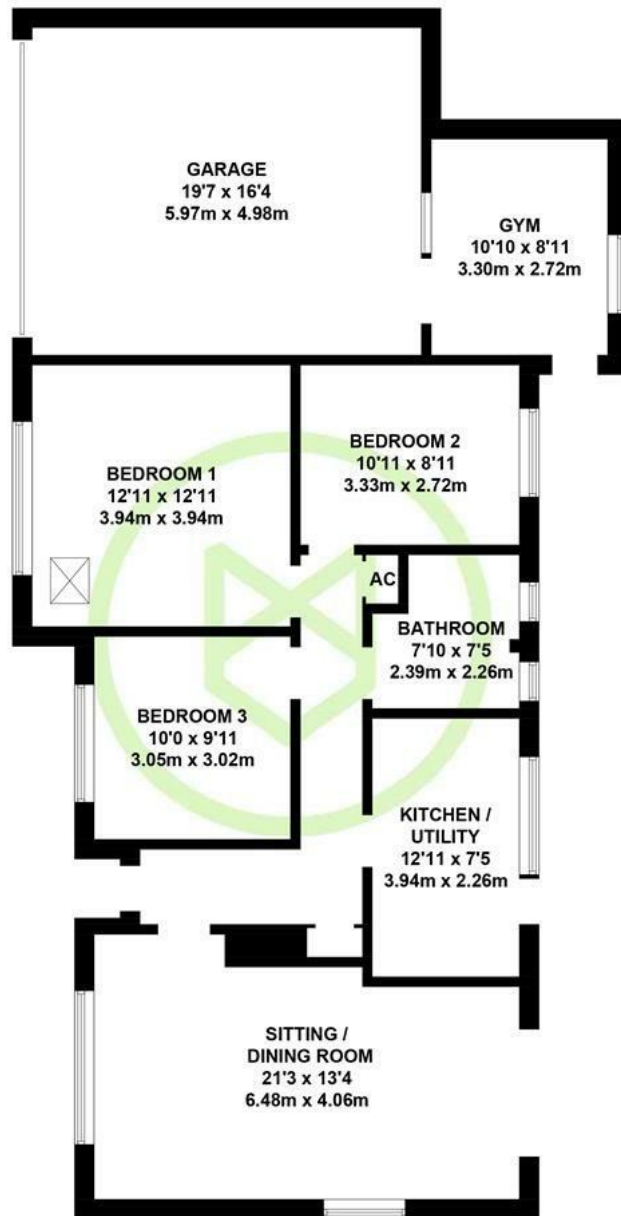




Laramie Lockerley Green
Lockerley, Romsey, SO51 0JN

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APPROXIMATE GROSS INTERNAL AREA = 922 SQ FT / 85.7 SQ M
 GARAGE / GYM = 421 SQ FT / 39.1 SQ M
 TOTAL = 1343 SQ FT / 124.8 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1300058)

Summary

A beautifully presented three-bedroom detached bungalow occupying an exceptional plot on the desirable and highly sought-after south side of Lockerley Green and offered to the market with no forward chain. The property provides bright and spacious accommodation including an impressive triple-aspect sitting room with log burner and doors opening onto the garden, a well-appointed kitchen, three double bedrooms and a modern shower room. A versatile additional room to the rear of the double garage, currently used as a gym, offers excellent potential for a home office or studio. Externally, the stunning south-facing cottage gardens are a true feature of the home, beautifully landscaped with mature fruit trees, productive vegetable and fruit areas, extensive seasonal planting and wildlife-friendly spaces, together with a full-width patio, greenhouse, ornamental pond, shed and log store. Further benefits include a tarmac driveway leading to the double garage.

Features

- Beautifully presented detached bungalow
- Located on the highly sought-after south side of Lockerley Green
- Offered with no onward chain
- Stunning south-facing cottage gardens with mature fruit trees and extensive planting
- Driveway leading to double garage
- Triple aspect sitting room with log burner
- Three generous bedrooms

EPC Rating

Energy Efficiency Rating
 Current E
 Potential C

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Accommodation

Upon entering the property, you are welcomed by a bright and inviting entrance hall which provides access to all principal rooms, together with a useful airing cupboard. The impressive sitting room is a particularly attractive feature of the home, enjoying a triple aspect which allows for an abundance of natural light throughout the day. A large front-facing window, double doors opening onto the rear garden, and a charming log burner combine to create a warm and relaxing living space, ideal for both entertaining and everyday family life. The kitchen is well-appointed with a range of wall and base units providing ample storage, complemented by stylish Karndean flooring. There is space and plumbing for a washing machine, together with room for a fridge/freezer, whilst integrated appliances include an oven, hob and extractor hood above. A practical door offers direct access to the rear garden. The principal bedroom is a generous double room featuring a front aspect window, skylight and space for a large wardrobe, creating a bright and comfortable retreat. Bedrooms two and three are also well-proportioned double rooms, ideal for family members or guests. Completing the accommodation is the family shower room, fitted with a large shower enclosure, wash hand basin and WC. There is also a room adjoined to the rear of the garage. Currently used as a gym, it could provide a variety of uses.

Outside

The home occupies an exceptional plot with a beautifully landscaped south-facing rear garden, thoughtfully designed in a charming cottage garden style to provide colour and interest from spring through to late autumn. A true gardener's paradise, the garden features a variety of mature fruit trees including Cooking Apple, Royal Gala Apple, Persimmon and Plum, together with Kiwi and Grape vines, a vegetable patch and fruit cage with Currants, Strawberries, Raspberries, Loganberries and Honeyberries. An extensive range of seasonal planting includes Bluebells, Snowdrops, Hyacinths, Alliums and over fifteen varieties of Daffodils, Tulips, a large range of perennials, shrubs and ornamental trees. The garden also provides a haven for wildlife, with resident hedgehogs, glow worms and an established wild area attracting a variety of native species. Further benefits include a full-width sun-trap patio, greenhouse with grow benches, ornamental goldfish pond, garden shed and log store.

Parking

Tarmac driveway leading to double garage

Location

Lockerley is a beautiful scenic village in the heart of the Test Valley, offering a semi-rural setting and a lovely community feel. Amenities include a village store with pop-up Post Office and coffee shop, a highly regarded primary school. The market town of Romsey is approximately seven miles distant with the nearby stations at Dunbridge and West Dean providing links to London Waterloo via Salisbury and the West Country. There are excellent road links close by via the A27 and A36 linking with the M27/M3 interchange which provides onward access to the neighbouring cities of Salisbury, Winchester and Southampton, and further on to London and the south coast.

Tenure

Freehold

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.

Heating

Oil

Drainage

Septic Tank

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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