



The Laurels | £799,000

Danes Road, Awbridge, Hampshire, SO51 0HL

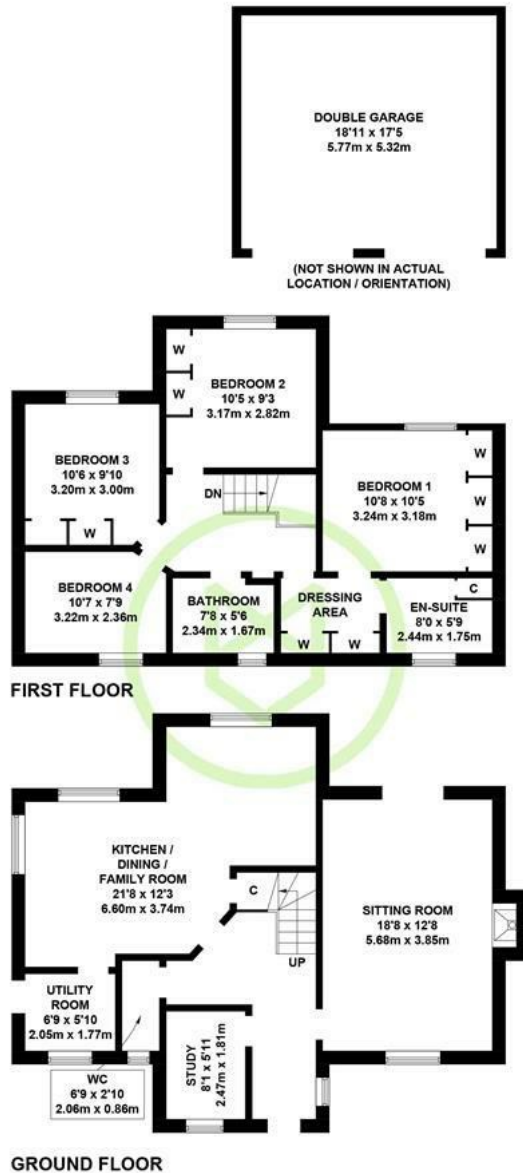




The Laurels
 Danes Road, Awbridge, Hampshire, SO51 0HL

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 772 SQ FT / 71.7 SQ M
 FIRST FLOOR = 681 SQ FT / 63.3 SQ M
 DOUBLE GARAGE = 330 SQ FT / 30.7 SQ M
 TOTAL = 1783 SQ FT / 165.7 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1295405)

Summary

A beautifully kept detached home, discreetly positioned within the village of Awbridge, benefitting from private and large southerly facing gardens. The accommodation is light and spacious, comprising four double bedrooms, en-suite shower room to bedroom one along with dressing area, a family bathroom, sitting room with open fire place, study, kitchen/dining/family room, utility room, downstairs WC, beautiful gardens, five bar gated driveway parking for several vehicles and a double garage.

Features

- Popular Hampshire village location
- A beautifully kept detached home located within the village of Awbridge
- Southerly facing gardens offering a great deal of privacy
- Four double bedrooms, en-suite shower room and family bathroom
- Sitting room with open fire place, kitchen/dining/family room and study
- Downstairs WC and utility room
- Gated driveway parking leading to a detached double garage

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C

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Ground Floor

A welcoming entrance hallway provides access to all of the main living rooms on the ground floor, the ground floor WC, as well as stairs rising to the first floor. The sitting room is a generous and light-filled space, enjoying a pleasant double aspect with doors opening onto the second patio area. An open fireplace creates a warm and attractive focal point to the room. The impressive kitchen/dining/family room is fitted with a comprehensive range of soft-close cupboards and drawers. There is space for an American-style fridge/freezer, while integrated appliances include a Neff double oven, Neff microwave, Neff induction hob and a Bosch dishwasher. An opening leads through to the dining area, offering ample space for a table, chairs and additional seating, with a window overlooking the rear garden. The utility room provides space for a washing machine, a door opening directly to the garden and practical storage for shoes and coats. Completing the ground floor accommodation, the study offers an ideal space for home working.

First Floor

The spacious first-floor landing provides access to all four double bedrooms and the family bathroom. Bedroom one is a generous double room, benefiting from built-in wardrobes within a dedicated dressing area, together with further full-length fitted wardrobes within the bedroom itself. An en-suite shower room is accessed from the bedroom and is fitted with a white suite comprising a WC, wash basin, walk-in double shower and heated towel rail. Bedrooms two, three and four are all well-proportioned double rooms, with bedrooms two and three enjoying the benefit of built-in wardrobes. The family bathroom is fitted with a white suite comprising a WC, wash basin, bath and heated towel rail.

Outside

The gardens are a particular feature of the home, beautifully landscaped and enjoying a high degree of privacy. To the rear, the property benefits from a pleasant southerly aspect, with a terrace adjoining the sitting room providing an ideal space for outdoor dining and entertaining or simply relaxing. The gardens are predominantly laid to lawn and are complemented by well-stocked borders, established hedging and mature trees.

Parking

A five bar gate opens to the driveway, which provides parking for several vehicles and leads to the double garage, fitted with two up-and-over doors, one of which is electric. The garage benefits from power and lighting, together with useful roof space providing additional storage.

Location

Danes Road, Awbridge, is a sought after location, positioned near to The Test Way, a well renowned stunning 44 mile walking route following along the River Test. There is a local Primary School and the charming Parish Church of All Saints is within short strolling distance. There is a village hall where many community activities take place as well as Hansards amazing Farm Shop. Nearby is the superb 'Duke on the Test' which is a historic 16th Century Inn reimagined for the 21st Century, along with the well renowned 'Kimbridge Barn'. There is also a local garden centre and the famous Sir Harold Hillier Gardens within easy reach. Romsey provides an excellent range of shops including Bradbeers Department Store and a variety of cafes and restaurants. Furthermore, the property enjoys easy access to various country walks, with exhilarating views and peaceful woodland, allowing residents to immerse themselves in the picturesque surroundings.

Sellers Position

Looking for forward purchase

Tenure

Freehold

Age

1975

Heating

Oil fired central heating - Oil tank refilled April 2026

Drainage

Klargester - Septic Tank

Primary School

Awbridge Primary School

Secondary School

The Romsey School

Council Tax

Band F - Test Valley Borough Council

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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