Beech Croft Saunders Lane | £625,000

Awbridge, Romsey, SO51 0GP

Henshaw Fox

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Awbridge, Romsey, SO51 0GP

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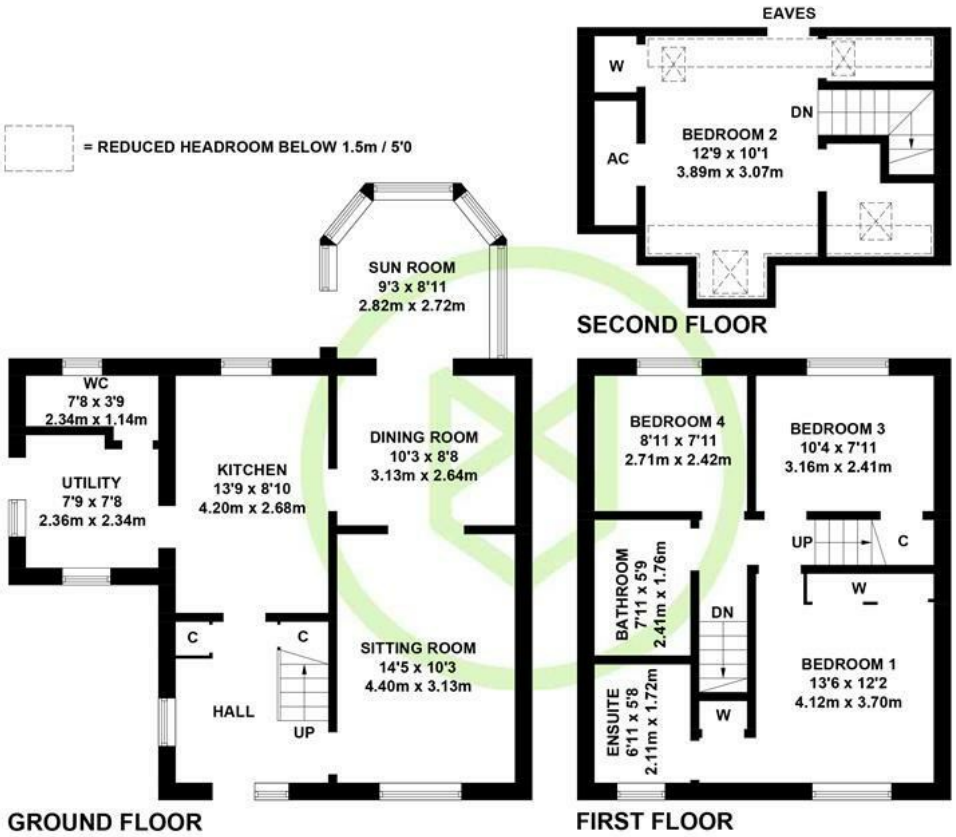

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 647 SQ FT / 60.1 SQ M
FIRST FLOOR = 465 SQ FT / 43.2 SQ M
SECOND FLOOR = 256 SQ FT / 23.8 SQ M
TOTAL = 1368 SQ FT / 127.1 SQ M
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1312662)

Summary

Offered to the market with no onward chain, this beautifully presented and thoughtfully extended detached family home is arranged over three floors and enjoys a peaceful position within the highly sought-after village of Awbridge. Finished to an excellent standard throughout, the well-proportioned accommodation comprises four bedrooms, including a generous principal suite with en-suite shower room, a contemporary family bathroom, an inviting sitting room with feature open fireplace, separate dining area, delightful sun room, stylish modern kitchen, useful utility room and downstairs cloakroom. Externally, the property benefits from ample driveway parking to the front, while the enclosed rear garden is a particular highlight, backing onto woodland and enjoying a desirable westerly aspect, creating a wonderful setting for outdoor living and entertaining.

Features

- Beautifully presented and extended detached family home arranged over three floors
- Offered to the market with no onward chain
- Four well-proportioned bedrooms, including a principal bedroom with en-suite
- Stylish modern kitchen, separate dining area and delightful sun room
- Private westerly-facing rear garden backing onto attractive woodland
- Ample driveway parking
- Located in Awbridge, named Hampshire's Small Village of the Year - October 2026

EPC Rating

Energy Efficiency Rating
Current E
Potential C

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Ground Floor
Upon entering the property, a spacious and welcoming entrance hall provides access to the sitting room, kitchen, useful storage cupboards, including an understairs cupboard, and stairs rising to the first-floor landing. The sitting room is a bright and inviting space, enjoying a window to the front aspect and featuring an attractive open fireplace, creating a charming focal point. Open plan to the dining area, this versatile space is ideal for both everyday living and entertaining, with doors leading through to a delightful summer room. Enjoying views over the rear garden, the sun room benefits from double doors opening directly onto the patio and garden beyond. The contemporary kitchen is fitted with a stylish range of wall and base units, complemented by a selection of integrated appliances and a window overlooking the rear garden. Adjacent to the kitchen, the utility room provides additional practicality with plumbing for a washing machine, space for a tumble dryer, access to the garden and entry to the cloakroom, which is fitted with a WC and wash hand basin.

First Floor
The first-floor landing provides access to three bedrooms, the family bathroom and stairs rising to the second floor. The principal bedroom is a generously proportioned double, benefitting from built-in wardrobes and a private en-suite shower room comprising a shower enclosure, WC and wash hand basin. Bedroom three is a spacious double overlooking the rear garden and also features useful built-in storage. Bedroom four offers versatile accommodation and would make an ideal single bedroom, nursery or home office. Completing the first floor is the family bathroom, fitted with a panelled bath with shower over, WC and wash hand basin.

Second Floor
Stairs rising from the first floor lead to the impressive second bedroom, a generously proportioned double room enjoying an abundance of natural light via skylights. The room further benefits from built-in storage, including an airing cupboard, creating a practical yet inviting space ideal for guests, family members or a home office.

Outside
The rear garden is a truly outstanding feature of the property, enjoying a peaceful and private setting with an attractive woodland backdrop and a desirable westerly aspect, perfect for enjoying the afternoon and evening sun. Adjoining the property is a generous patio area, ideal for outdoor dining and entertaining, with steps leading up to an expansive raised lawn bordered by a variety of mature shrubs and planting. A useful side passage provides convenient access to the front of the property via a pedestrian gate.

Parking
Ample driveway parking to the front for several vehicles

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.

Sellers Position
No onward chain

Heating
Air source heat pump

Drainage
Septic tank

Infant and Junior School
Awbridge Primary School

Secondary School
The Romsey Academy

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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