



Erlcombe Butts Green | £775,000  
Lockerley, Hampshire, SO51 0JG





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01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



# Summary

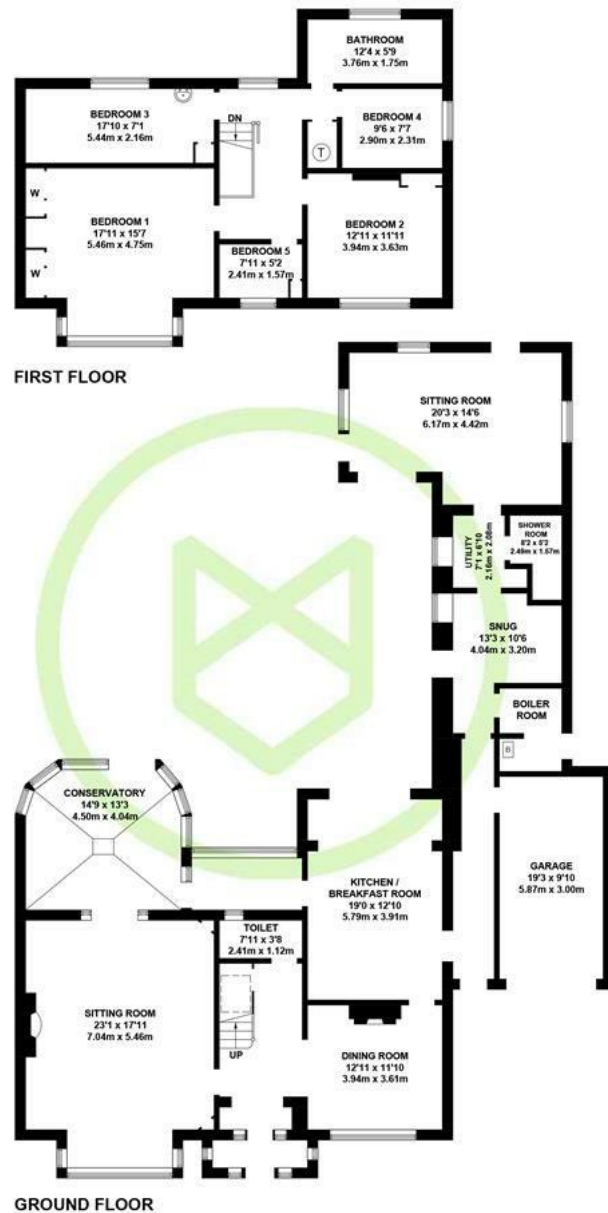
Set within the idyllic village of Lockerley, this substantial detached family home offers a rare opportunity to acquire a characterful residence with vast potential for modernisation. Extending to nearly 2,900sqft, the property provides an abundance of versatile accommodation, ideal for multi-generational living or those seeking generous space in a rural setting. The home features five/six well-proportioned bedrooms, complemented by four reception rooms and an open-plan kitchen/breakfast room that forms the heart of the home. Two shower rooms serve the household, and among the many period details, select internal panelling is believed to have originated from the renowned RMS Mauretania, lending a unique historical charm. Externally, the rear garden offers a peaceful retreat, bordered by a curved brick retaining wall and thoughtfully planted spaces. To the front, a private driveway provides parking for two vehicles and leads to a single garage.

## Features

- Offered with no onward chain
- Views overlooking the Village Green
- Flexible accommodation approaching 2,900sqft
- Driveway leading to garage
- Five/Six bedrooms
- Positioned within the sought after Village of Lockerley

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 2092 SQ FT / 194.4 SQ M  
FIRST FLOOR = 904 SQ FT / 84.0 SQ M  
TOTAL = 2996 SQ FT / 278.4 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1229304)

# Erlcombe, Butts Green, Lockerley, Hampshire, SO51 0JG

## Ground Floor

A sheltered porch opens into a generously sized entrance hall, offering a warm and traditional welcome. From here, all principal ground-floor rooms are accessed, including the sitting room, dining room, kitchen/breakfast room, a cloakroom with WC and wash basin, and a useful under-stairs storage cupboard. A staircase rises gracefully to the first-floor landing. The sitting room is an impressive, light-filled space, enhanced by a classic bay window and an open fireplace that adds character and warmth. Double doors lead through to the conservatory, providing a peaceful connection to the rear garden and an ideal spot for relaxing or entertaining throughout the seasons. The dining room, equally charming, also benefits from an open fire and direct access into the kitchen/breakfast room, making it a practical yet elegant setting for both formal and informal gatherings. At the heart of the home, the kitchen/breakfast room offers excellent proportions and a functional layout. Fitted with a range of traditional storage units and a selection of built-in appliances, the space is further enhanced by a classic Aga, lending a warm country-house feel. A sliding door opens directly onto the garden, inviting natural light and offering easy access for outdoor dining and summer entertaining. Beyond the kitchen, a secondary hallway leads into a versatile wing of the house, a particularly valuable feature for growing families or multi-generational living. This area comprises a cosy snug, a large store room, a practical utility space, a shower room, and an additional sitting room with double doors opening to the garden, ideal for versatile living.

## First Floor

A wide and traditionally styled landing gives access to five well-proportioned bedrooms, a family bathroom, and an airing cupboard, offering a layout that is both practical and versatile for modern family living. The principal bedroom is a spacious double, positioned to the front of the home and enhanced by a charming bay window that provides a pleasant outlook over the open greenery of Butts Green. Fitted wardrobes offer generous storage, and the room's proportions lend themselves well to tasteful modernisation or bespoke interior design. The second bedroom is also a comfortable double, complete with built-in storage and a peaceful aspect. To the rear, the third bedroom benefits from views across the garden and includes a wash basin and fitted wardrobe. Bedrooms four and five are single rooms, each suitable as a child's room, nursery, dressing room, or private home office. The family bathroom features a traditional suite including a panelled bath, separate shower enclosure, WC, wash basin, and a heated towel rail.

## Outside

To the rear, the property enjoys a private and well-established garden, offering a tranquil outdoor setting ideal for both relaxation and entertaining. A large paved terrace adjoins the rear of the home, providing an ideal space for al fresco dining or summer gatherings. Beyond, the garden is principally laid to lawn, with a gentle sweep of lush greenery that creates a peaceful backdrop to the house. A selection of mature trees adds natural charm and a sense of seclusion, while a curved brick wall encloses the garden, offering both privacy and an attractive architectural feature. A side pedestrian gate provides convenient access to the front of the property, enhancing both practicality and flow.

## Parking

The property is approached via a neatly laid block-paved driveway, providing private off-road parking for two vehicles leading to 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.

## Sellers Position

No onward chain

## Heating

Oil

## 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.

## Drainage

Private

## Council Tax

Test Valley Borough Council - Band G

## 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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