



Warren House | £995,000

Salisbury Road, Sherfield English, Hampshire SO51 6FQ





Warren House

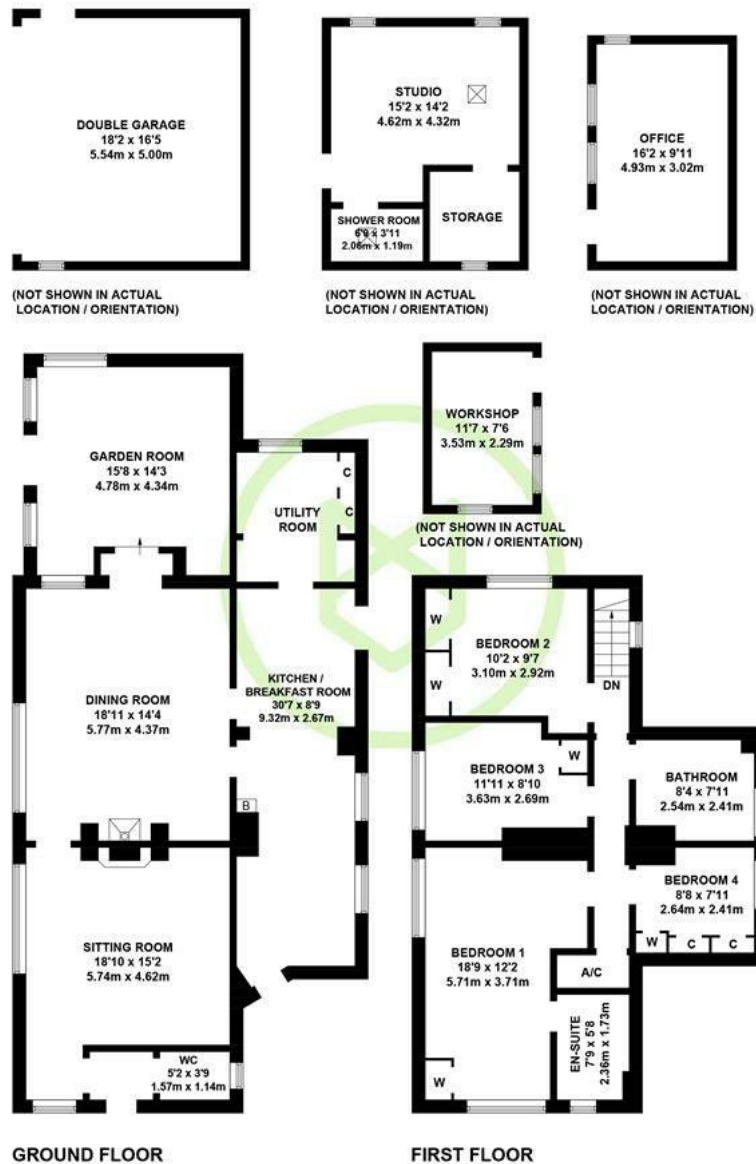
Salisbury Road, Sherfield English, Hampshire SO51 6FQ

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Summary

Nestled in a peaceful and private setting, this beautiful period cottage offers a blend of character, comfort, and space. Set within approximately 0.75 acres of meticulously maintained gardens, the property is ideal for both family life and entertaining. The ground floor features a welcoming sitting room, an elegant dining room, a delightful garden room with views of the grounds, a well-appointed kitchen/breakfast room, a utility room, and a ground floor WC. Upstairs, there are four generously sized bedrooms, each with built-in or fitted storage. The principal bedroom benefits from an en-suite shower room, while the additional bedrooms are served by a spacious four-piece family bathroom. Outside, the gardens are a true highlight, expansive and beautifully landscaped. Complementing the main residence are a double garage and versatile outbuildings, including two separate home offices, perfect for remote working or creative pursuits.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1186 SQ FT / 110.2 SQ M
FIRST FLOOR = 732 SQ FT / 68.0 SQ M
OUTBUILDINGS = 792 SQ FT / 73.6 SQ M
TOTAL = 2710 SQ FT / 251.8 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1199641)

Features

- A beautiful Grade II Listed cottage located in the village of Sherfield English
- Well positioned for access into Romsey, Whiteparish and Salisbury
- Mature, attractive gardens and an overall plot of approximately 0.75 of an acre
- An idyllic location, offering a great deal of privacy within a peaceful setting
- Four bedrooms, en-suite shower room and a four piece family bathroom
- Sitting room, dining room, garden room and kitchen/breakfast room
- Outbuildings comprising two home offices with broadband, a workshop and double garage
- What Three Words Location: [///recline.farm.whisker](https://www.what3words.com/recline.farm.whisker)

EPC Rating

Energy Efficiency Rating
 Current E
 Potential C

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Ground Floor

The hallway leads into a cosy sitting room where an open fire place provides a warm focal point, perfectly complemented by charming views over the gardens. From here, a door opens into the dining room—an impressively light-filled space featuring a second wood-burning stove, a recessed study area, and delightful garden views. The kitchen/breakfast room is both practical and inviting, with space for a table and chairs, a set of double doors opening to the courtyard garden, and an additional door to the front of the home. It is well-equipped with a range of fitted cupboards and drawers, a 'Rangemaster' oven with extractor canopy, an integrated fridge, and an integrated dishwasher. A separate utility room offers additional convenience with fitted storage and space for a washing machine, tumble dryer, and further appliances. Completing the ground floor is a charming garden room—an addition to the home added by the current owners. With double doors opening onto the garden and views of the outdoor space, it offers a tranquil retreat in every season.

First Floor

A generously sized landing provides access to the airing cupboard, the family bathroom, and all four bedrooms—each thoughtfully designed with built-in or fitted storage. The principal bedroom is a spacious double, enjoying a pleasant dual aspect with garden views and fitted wardrobes. It also benefits from a private en-suite shower room, appointed with a modern white suite including a WC, wash basin, and enclosed shower cubicle. Bedrooms two and three are both comfortable doubles, each with built-in wardrobes and plenty of natural light. Bedroom four is a single room, also featuring fitted storage, making it ideal as a guest room, nursery, or home office. The family bathroom is well-equipped with a four-piece white suite comprising a WC, wash basin with storage, bidet, and a bath with shower attachment and screen.

Gardens

The mature, landscaped gardens are a standout feature of this home, providing a truly peaceful and private setting. A meticulous lawn is bordered by richly stocked, colourful flowerbeds, with established hedging and trees creating a sense of seclusion and year-round interest. A terrace adjoins the house, offering the perfect spot for relaxing or entertaining, while a charming external dining area next to the garden room invites alfresco meals with views of the surrounding greenery. From the kitchen/breakfast room, a private courtyard offers a more sheltered outdoor space—ideal for morning coffee. Side access connects the main garden and courtyard to the driveway and gates provide access to the driveway.

Outbuildings

The property also benefits from a range of outbuildings, ideal for modern living and flexible use. A dedicated home office and a separate studio—both equipped with power, lighting, and broadband connectivity—provide quiet, professional spaces perfect for remote working, creative pursuits, or hobbies. In addition, there is a well-equipped workshop with power and lighting, offering space for DIY projects or storage. A detached double garage has power, lighting, and useful storage space in the eaves.

Parking

To the front of the property, a generous driveway provides off-road parking for several vehicles, offering both convenience and ease of access. The double garage sits alongside, equipped with power, lighting, and additional storage space in the eaves—perfect for secure parking or further storage needs.

Location

The property is situated in the charming village of Sherfield English, nestled between the picturesque Test Valley and the New Forest, along the historic Romsey to Salisbury road. Despite its rural setting, the village offers an impressive range of local amenities, including a village hall, shop and post office, sports field, nursery, fishing lakes, tea rooms, the popular Hatchett Inn, a local garage, and St Leonard's Church. Sherfield English enjoys excellent transport links, with easy access to the cathedral cities of Salisbury and Winchester, as well as the commercial centre of Southampton—all offering rail services to London and beyond. The nearby market town of Romsey provides everyday shopping and services just a short drive away. For those travelling further afield, Southampton and Bournemouth International Airports are within easy reach, and the M27 and M3 motorways are conveniently accessible. Outdoor enthusiasts will appreciate the proximity to the New Forest National Park, the nearby coast, and the renowned River Test—famed for its exceptional chalk stream fly fishing.

Sellers Position

Looking for forward purchase

Tenure

Freehold

Heating

Oil fired central heating

Primary

Awbridge Primary School

Secondary School

The Romsey School

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.

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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