



Rose Cottage | £800,000  
Church Lane, Awbridge, Hampshire, SO51 0HN





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# Rose Cottage

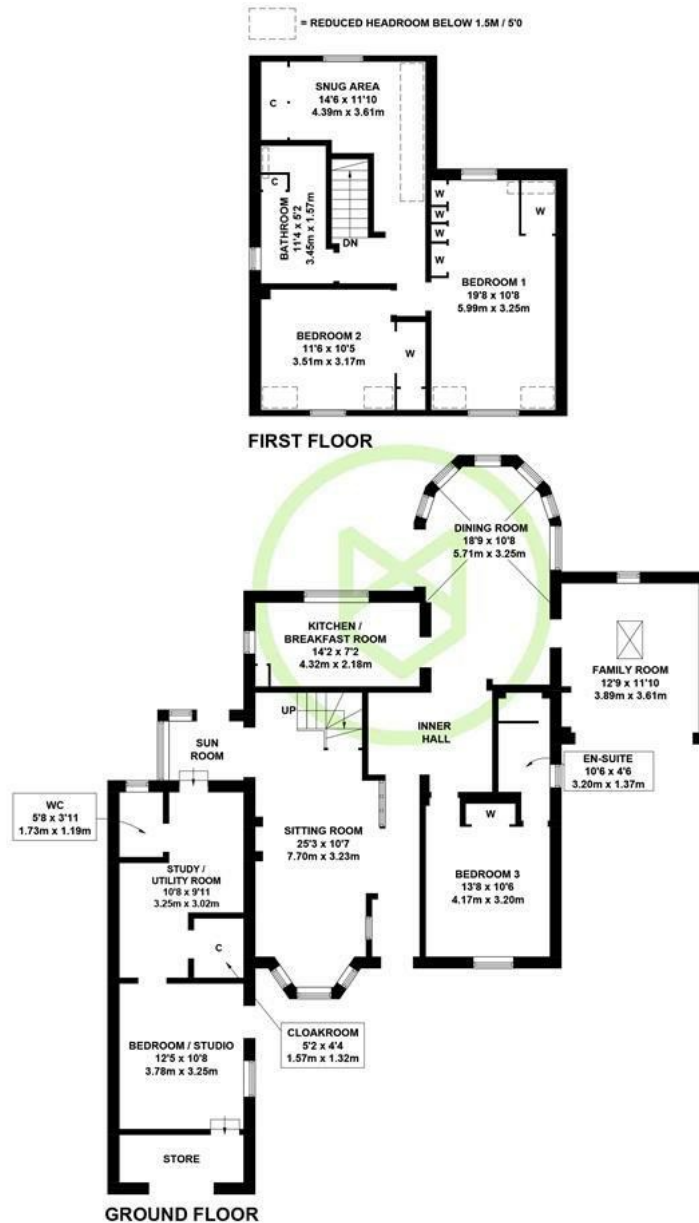
Church Lane, Awbridge, Hampshire, SO51 0HN

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# Summary

A beautifully presented Victorian cottage that has been sympathetically renovated and thoughtfully extended, tucked away on one of the area's most sought-after roads and ideally positioned for both Romsey and Stockbridge. The accommodation is impressively flexible. The first floor features two generous double bedrooms, a charming snug and an elegant four-piece family bathroom. On the ground floor, a further bedroom benefits from an en-suite, alongside a cosy sitting room, a well-appointed kitchen/breakfast room flowing into a dining area, and a superb family room with bi-folding doors opening onto a secluded courtyard. A studio or potential fourth bedroom, utility room and ground floor WC complete the layout. Outside, the property enjoys private gardens and a driveway providing parking for several vehicles.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1471 SQ FT / 136.7 SQ M  
FIRST FLOOR = 640 SQ FT / 59.5 SQ M  
TOTAL = 2111 SQ FT / 196.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1266112)

## Features

- A beautiful detached home in the desirable village of Awbridge, located between Romsey and Stockbridge
- Four double bedrooms, en-suite shower room and further bathroom
- Flexible accommodation, with two ground floor bedrooms
- Sitting room, family room, study and snug
- Stylish kitchen/breakfast room opening into the dining room
- Driveway parking for several vehicles
- Private rear garden and a further south facing courtyard garden
- Potential for annexe conversion on ground floor (s.t.p.p)

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

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## Ground Floor

The entrance hallway immediately sets the tone for this charming home, rich in character while offering wonderfully flexible living space. To the front of the property, the sitting room features a wood-burning stove as a central focal point, a bay window overlooking the front aspect, and stairs rising to the first floor. A door leads through to a sun room with doors opening onto the garden, while a further door provides access to a study/utility room. This in turn links to the ground floor bedroom or studio and, given its size and layout, offers excellent potential to create a self-contained annexe, subject to the relevant planning permissions. An inner hallway provides access to an additional ground floor bedroom, complete with built-in wardrobe and an en-suite comprising a WC, wash basin and walk-in shower. To the rear of the home lies the kitchen/breakfast room, fitted with a range of cupboards and drawers and integrated appliances including a Bosch chest-height double oven, Bosch induction hob and Bosch dishwasher. There is space for an American-style fridge/freezer, along with a fitted breakfast bar. The kitchen opens seamlessly into the dining room, creating an ideal space for entertaining and family life. The dining room enjoys views over the rear garden, with excellent natural light and ample space for a dining suite. Completing the ground floor, the family room offers a versatile second sitting room, reading room or home office, featuring a roof lantern that floods the space with light and bi-folding doors opening onto a private courtyard garden.

## First Floor

The first floor landing opens into a snug area, offering a versatile space ideal for use as a study, bedroom area for occasional guests or a reading nook that overlooks the rear garden and benefits from built-in storage. Bedroom one is a generous double room featuring built-in-wardrobes, a pleasant dual aspect and a wash basin. Bedroom two is a further double bedroom, also enjoying the benefit of a built-in wardrobe. The family bathroom is fitted with a stylish white suite comprising a WC, wash hand basin, bath with shower over, heated towel rail and fitted storage.

## Outside

The private rear garden features shingle terraces adjoining the rear of the property, with steps leading up to a raised lawn and a decked seating area, ideal for outdoor dining and relaxation. Side access leads through to the front of the home. In addition, a separate courtyard garden is accessed from the family room, enjoying a southerly aspect and an excellent degree of privacy.

## Parking

To the front of the property, a driveway provides off-road parking for several vehicles.

## Location

Church Lane, Awbridge, is a peaceful and sought after location, positioned on 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.

## 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.

## Sellers Position

Looking for forward purchase

## Age

1920s

## Tenure

Freehold

## Primary School

Awbridge Primary School

## Secondary School

The Romsey School

## Heating

Oil fired central heating

## 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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