



Luzborough Cottage | £800,000  
172 Botley Road , Romsey, Hampshire, SO51 5SW





Henshaw Fox



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# Luzborough Cottage

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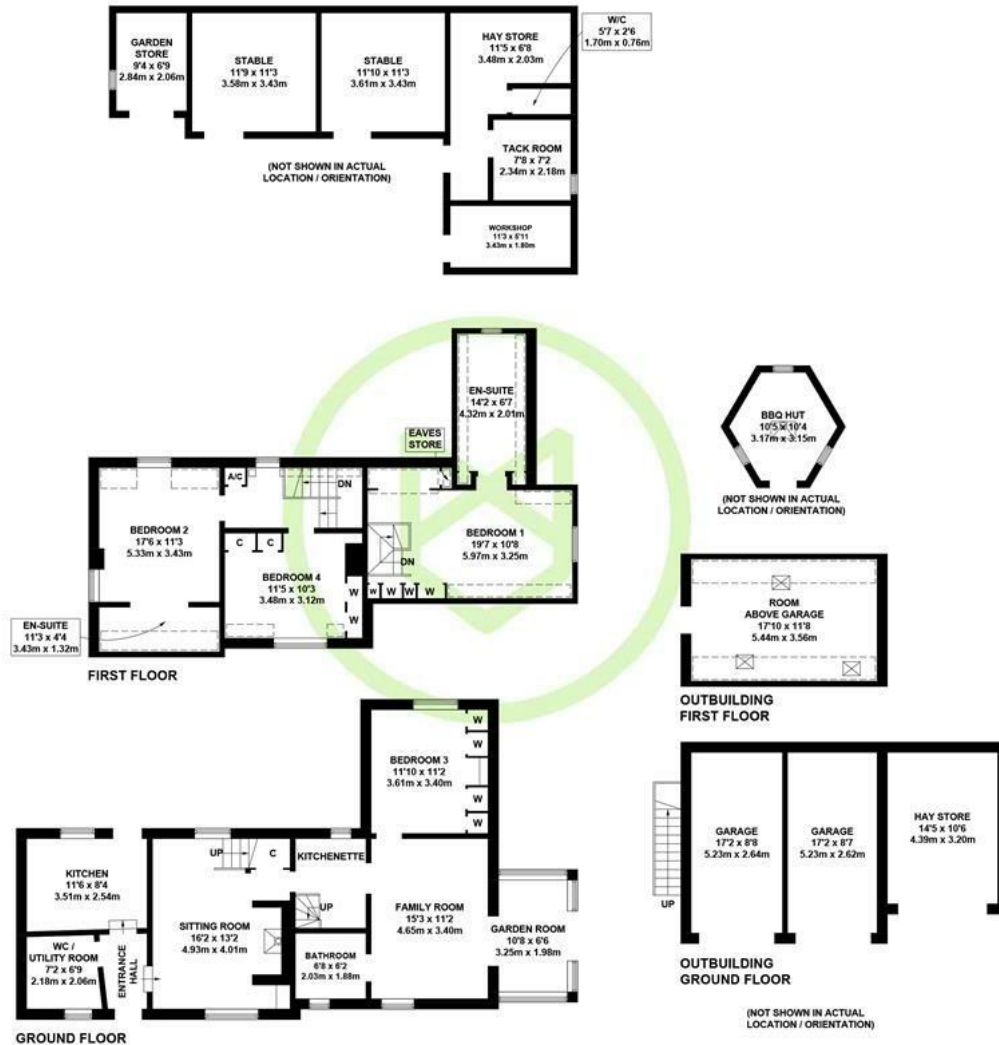
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# Summary

Welcome to Luzborough Cottage, a charming Grade II Listed residence situated on the edge of Romsey, occupying approximately 0.40 acres of gardens. Designed to suit a variety of lifestyles, the layout can function as a family home or incorporate a self-contained annexe for multi-generational living, guest accommodation, or independent use. The accommodation comprises four bedrooms, two en-suites, a ground floor family bathroom, a spacious sitting room, family room, garden room, kitchen, kitchenette, and utility room. The impressive range of outbuildings further enhances the property's appeal, including stables with a tack room and store room, a traditional BBQ hut, and a double garage with a useful room above offering additional potential. This is a rare opportunity to acquire a distinctive and historic home in a highly sought-after location, offering exceptional character, flexibility, and extensive outdoor space.



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 913 SQ FT / 84.8 SQ M  
 FIRST FLOOR = 747 SQ FT / 69.4 SQ M  
 OUTBUILDINGS = 1378 SQ FT / 128.0 SQ M  
 (INCLUDING GARAGE)  
**TOTAL = 3038 SQ FT / 282.2 SQ M**  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1306404)

# Features

- A beautiful Grade II Listed home located on the edge of Romsey, Hampshire
- Enjoying approximately 0.40 acres of gardens
- Double stable block, tack room, workshop, store room, hay store and outdoor WC
- Electric gates opening to driveway parking and double garage with room above
- Four bedrooms, two en-suite's and further family bathroom
- Sitting room, family room, garden room, kitchen and kitchenette
- Potential for accommodation to be used as an annexe, or as one large family home
- Mains services

# EPC Rating

Energy Efficiency Rating  
 Current: Exempt  
 Potential Exempt

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## Principal Residence

The entrance hall provides access to the kitchen, sitting room, and utility room, which also houses the ground-floor WC. The kitchen is fitted with a range of cupboards and drawers, with space for appliances, and a door opens out to the garden. The sitting room features a wood-burning stove as its focal point. A door leads to the kitchenette, while stairs rise to the first floor. The first-floor landing provides access to the airing cupboard and two double bedrooms. Both bedrooms benefit from built-in storage, and one features a partially open en-suite within the room.

## Annexe

Designed for use as an annexe, this space can also be incorporated into the principal residence to create a substantial family home. The accommodation centres around a spacious family room, which provides access to a generous ground-floor double bedroom, bathroom, kitchenette, and garden room. Stairs rise from the kitchenette to the first floor, where there is a further double bedroom featuring a vaulted ceiling and exposed beams. These character features continue into the beautifully appointed en-suite bathroom, creating a charming and distinctive space.

## Outside

The gardens are a wonderful feature of the property, extending to approximately 0.4 acres and enjoying views over adjoining fields to the side and rear. Predominantly laid to lawn, the gardens are enhanced by a variety of mature trees and established hedging, providing a high degree of privacy and seclusion.

## Stables and Outbuildings

An enclosed yard area features a double stable block, adjoining a tack room, workshop, store room, and outdoor WC. All of these outbuildings are secure and benefit from power and lighting. Adjoining the yard are two single garages, both equipped with electric doors, power, and lighting. Above the garages is a versatile room accessed via external stairs to the side. Currently used for storage, this space offers potential for a variety of uses, subject to any necessary consents.

## Parking

Electric gates open to driveway parking for several vehicles, the adjoining garages can house two cars.

## Location

Luzborough Cottage is approximately 1.7 miles from the town centre and Romsey railway station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Also within the district there is the public house, a handy convenience store and large park with play area.

## 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

Found property to purchase

## Tenure

Freehold

## Heating

Gas central heating

## Primary School

Halterworth Primary School

## Secondary School

The Mountbatten School

## Council Tax

Band D - 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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