

Rose Bank

East Dean, Salisbury, SP5 1HD

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ROMSEY



EAST DEAN

SALISBURY

A substantial four-bedroom detached family home built in the 1980's and set within a generous 0.4-acre plot, featuring over 1,542sqft of accommodation, a double garage and a beautiful stretch of the River Dun bordering the garden.

Ground Floor:

Entrance Hall, Kitchen, Dining Room, Sitting Room, Cloakroom, Utility Room, Conservatory

First Floor:
Bedroom One with En-Suite, Bedroom Two, Bedroom Three, Bedroom Four/, Family Bathroom

Outside

Driveway Parking, Double Garage, 0.4-acre plot

Guide Price £750,000

2 4 2







The Property

The entrance hall creates an immediate impression of space and character, with an exposed brick stairwell and attractive solid oak flooring. From here, the principal living accommodation is accessed, including the impressive 20'8 x 11'7 sitting room. This generous reception room features an attractive exposed brick inglenook fireplace with a log-burning stove, creating a warm and inviting focal point. A bay window to the front floods the room with light, while glazed sliding doors to the rear provide a pleasant outlook over the private garden and allow for an excellent connection between the house and its grounds.

Also accessed from the entrance hall, the formal dining room enjoys views over the rear garden and sits conveniently alongside the kitchen. The kitchen itself provides a generous and practical space, incorporating a useful breakfast area, ample wall and base-mounted storage and a range of appliances including a double oven and dishwasher.

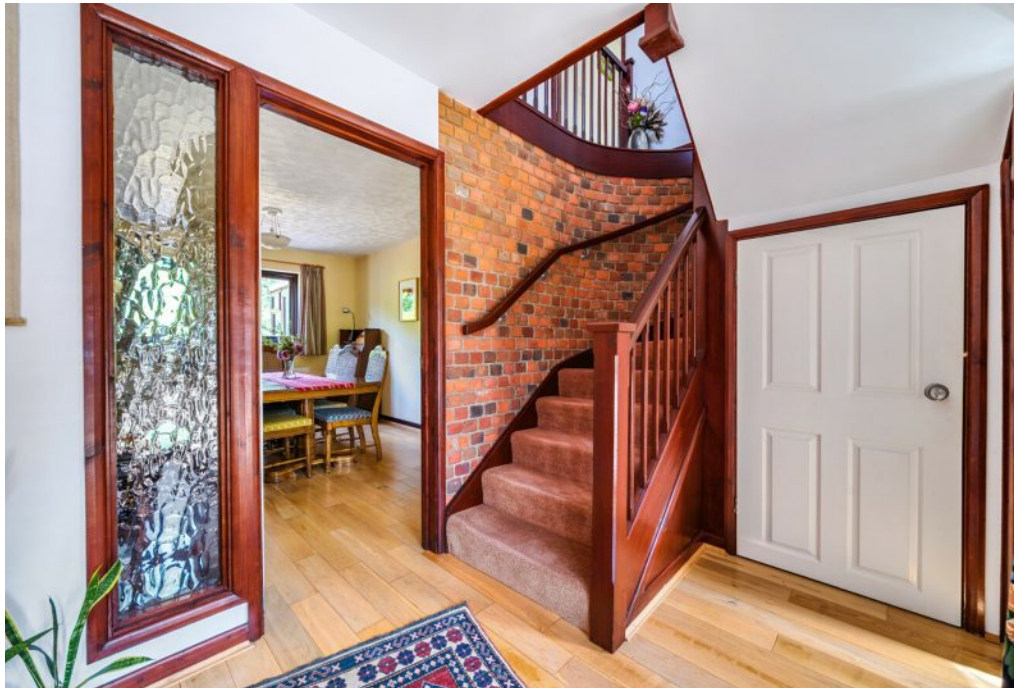
A separate utility room provides further useful space, with provision for both a washing machine and tumble dryer. The conservatory provides an additional reception space and makes an excellent garden room, offering a peaceful place to enjoy views across the grounds throughout the year. A guest cloakroom completes the ground floor accommodation.

The first-floor landing provides access to all four bedrooms and the family bathroom. The principal bedroom benefits from a dedicated en-suite shower room and fitted wardrobes, while bedroom two also features fitted wardrobes. The remaining two bedrooms are served by the family bathroom, providing comfortable and versatile accommodation for family members or guests.











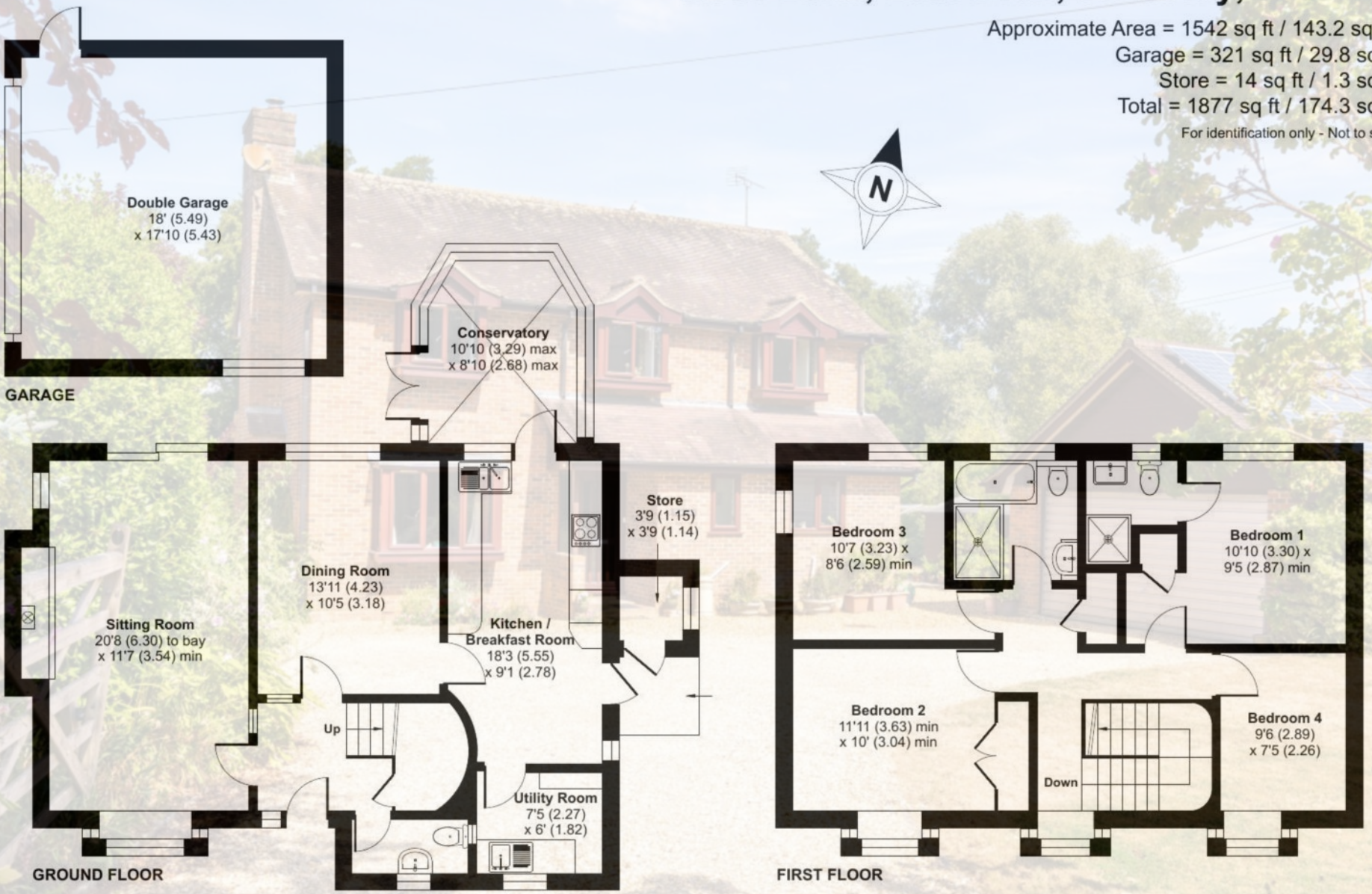






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Approximate Area = 1542 sq ft / 143.2 sq m
Garage = 321 sq ft / 29.8 sq m
Store = 14 sq ft / 1.3 sq m
Total = 1877 sq ft / 174.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Outside

The property occupies a generous plot of approximately 0.4 acres, with well-established front and rear gardens providing an excellent degree of privacy. To the front, a substantial driveway offers parking for multiple vehicles and leads to the detached double garage, providing sheltered parking and valuable additional storage.

Subject to the necessary planning permissions, the double garage also offers potential for conversion to ancillary accommodation, subject to the intended use and any required consents. The rear garden is predominantly laid to lawn and complemented by a patio seating area and a selection of mature fruit trees.

The gardens provide plenty of space for outdoor entertaining, family enjoyment and gardening, while the River Dun flowing at the bottom of the garden is undoubtedly one of the property's most appealing features. The combination of mature gardens, open space and the gently flowing river creates a wonderfully tranquil and private oasis.

The Situation

The property is situated in a rural location near the village of East Dean, offering the tranquillity of countryside living while remaining within reach of Romsey and surrounding villages. East Dean has its own church, while the nearby village of Lockerley provides a Post Office/store and primary school. West Dean railway station, on the Salisbury–Southampton line, offers excellent access to Salisbury and its well-regarded schools, including Godolphin, Bishop Wordsworth's and South Wilts Grammar.

The neighbouring village of West Tytherley benefits from a Post Office/store, public house, primary school, church, village hall, recreation ground and children's play area. The attractive market town of Stockbridge on the River Test and the historic abbey town of Romsey are both approximately ten miles away, while the cathedral city of Salisbury lies around twelve miles to the north.







Additional Information

Energy Performance Rating: B Current: 83 Potential: 85
Council Tax Band: F
Local Authority: Test Valley

Tenure: Freehold

Heating: Electric
Services: Mains electric and water
Drainage: Septic tank
Solar Energy: Solar Pv Panels

Broadband: Superfast speeds available at the property (Ofcom)

Mobile signal/coverage: Signal may be weaker, buyer to check with their provider

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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