

C□os□□e House

7□ □reatbridge □oad, □omsey, SO51 8□E

SPENCERS
ROMSEY



CROSBIE HOUSE

GREATBRIDGE ROAD • ROMSEY

A magnificent period residence set in beautiful gardens close to the very heart of Romsey town centre.

Ground Floor

Entrance Hall • Sitting Room • Dining Room • Kitchen/Breakfast/Family Room
• Utility Room/Boot Room/Cloakroom • Wine Cellar

First Floor

Principal Bedroom with Dressing Area & En-Suite Shower Room
• Three Additional Bedrooms • Family Bathroom

Outside

Landscaped Front Garden with Off Road Parking
• Beautiful Rear Garden

Guide Price ***£1,250,000***

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The Property

Crosbie House is a distinguished detached landmark residence of architectural significance, believed to date back to circa 1910. This Arts and Crafts-inspired property, formerly used as a doctor's surgery, retains a wealth of original period features, including beautiful fireplaces, high ceilings, ornate coving and original skirting boards.

Extending to approximately 2,600 square feet, the property has been fully refurbished, seamlessly combining its rich historic character with the comforts of modern living. Externally, a particularly appealing feature is the delightful, tranquil rear garden, extending to over 100 feet and backing onto a small tributary, with a picturesque outlook towards the former historic Strongs Brewery building.

Upon entering Crosbie House, one is immediately captivated by its distinctive Arts and Crafts character, where timeless architectural detailing and elegant proportions create an enduring sense of grandeur. The welcoming entrance hall sets the tone, featuring beautiful leaded-light arched windows, an impressive staircase with finely carved detailing and a striking exposed brick fireplace. Beyond, a substantial basement wine cellar offers excellent storage and further potential.

The principal reception rooms are beautifully proportioned, with high ceilings and elegant skirting boards enhancing the sense of space and refinement. Positioned to the rear, the drawing room enjoys a tranquil outlook over the garden, with doors opening directly onto the rear terrace, creating a seamless connection between indoor and outdoor living. The formal dining room is equally distinguished, offering an atmosphere of understated elegance, with a handsome feature fireplace and a stunning bay window overlooking the front of the property.















The Property Continued…

At the heart of the home, the impressive kitchen, breakfast and family room has been designed for both everyday living and entertaining. A bespoke Harvey Jones kitchen features an extensive range of fitted cabinetry, complemented by a substantial central island and elegant quartz work surfaces. Bi-folding doors open onto the rear terrace and garden, flooding the space with natural light and creating an effortless transition to outdoor entertaining. A dedicated study and beautifully appointed cloakroom complete the ground floor accommodation.

The first floor is approached via a spacious landing, leading to a superb principal bedroom suite occupying the upper level of the rear extension. This private retreat incorporates a dedicated dressing area and a luxurious en-suite shower room, while windows frame delightful views across the garden. Three further well-proportioned bedrooms are served by an opulent family bathroom, completing the accommodation with a sense of comfort and understated luxury.





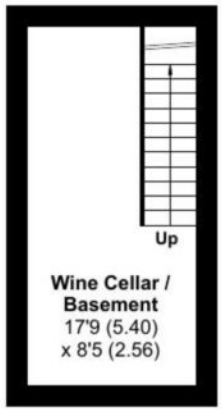




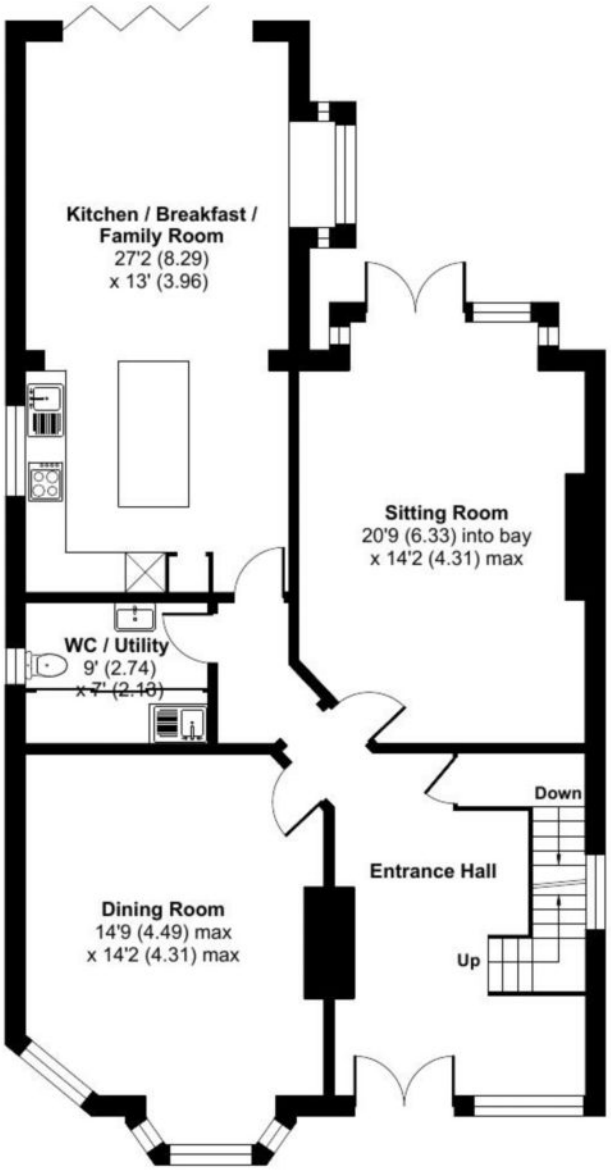
Approximate Area = 2606 sq ft / 242.1 sq m

For identification only - Not to scale

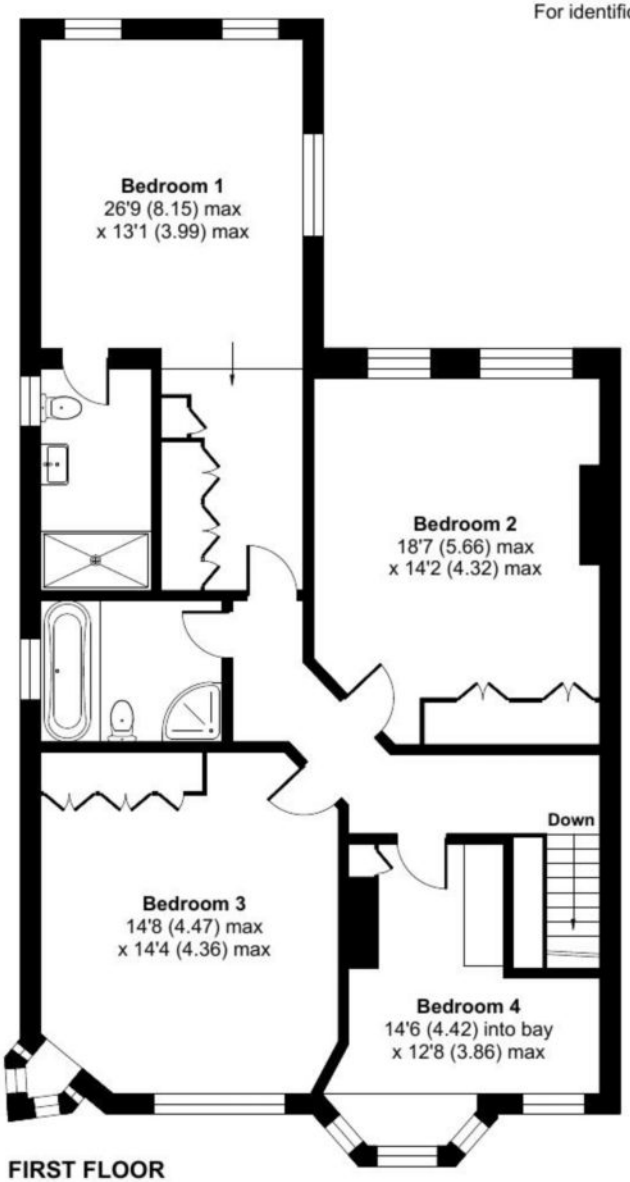




BASEMENT



GROUND FLOOR



FIRST FLOOR

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

To the front, the property benefits from a neatly landscaped garden and off-road parking. The rear garden is a particular highlight, extending to over 100 feet and enjoying a wonderful degree of privacy and seclusion. Predominantly laid to lawn, the garden is complemented by mature trees, established shrubs and attractive flower borders, with feature walling and close-board fencing enclosing the space. Backing onto a charming stream, the garden offers a peaceful setting, ideal for outdoor entertaining and relaxed family living. A dedicated growing area, greenhouse and garden shed provide excellent practical amenities, while a paved side pathway with gated access leads conveniently back to the front garden.

Additional Information

Tenure: Freehold
Energy Performance Rating: D Current: 67 Potential: 76
Local Authority: Test Valley
Council Tax Band: F

Heating: Gas central heating
Drainage: Public
Services: All mains services connected

Flood Risk: Very low
Property Construction: Traditional brick and block with half tile, half slate roof.

Parking: Private driveway. You can also purchase a parking permit for the road at a cost of £55 per annum.

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





The Situation

Crosbie House is located on a characterful road within a five-minute level walk of the boutique market town of Romsey. Situated within close proximity to commuter links such as the M27 and A36, Romsey lies on the east bank of the River Test at the lower end of the Test Valley, with the New Forest to the Southwest, the ancient city of Winchester to the East and the major city and port of Southampton to the South. Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites including Broadlands House. At the centre of Romsey is the marketplace, town hall and the stunning Abbey.

Directions

From Romsey market square take Church Street towards the Abbey, follow the road round the 'S' bend into Cherville Street. Continue along Cherville Street which becomes Greatbridge Road and Crosbie House can be found on the right-hand side.

Important Notice

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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