



3 Lake Cottages

Carters Clay, Lockerley, Romsey, SO51 0GN

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Carters Clay

Lockerley, Romsey

Occupying a generous 0.23-acre plot with uninterrupted countryside views to the front, this superbly proportioned four-bedroom semi-detached family home offers in excess of 1,600sqft of beautifully arranged accommodation, complemented by an impressive range of outbuildings including a double garage, utility room and substantial games room.

Ground Floor

Kitchen, Sitting Room, Conservatory, Dining Room, Study, Cloakroom

First Floor

Bedroom One with En-suite, Bedroom Two, Bedroom Three with Shower, Bedroom Four, Family Bathroom

Outside

Driveway Parking, Double Garage with Utility, 0.23 Acre Plot, Games Room, Summer House, Fishpond

Guide Price £700,000



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The Property

The property is entered via a charming farmhouse-style kitchen, thoughtfully fitted with an extensive range of base and wall-mounted cabinetry, generous worktop space and room for all essential appliances. The kitchen forms the heart of the home and flows effortlessly into the adjoining dining room, creating an ideal layout for both everyday family life and entertaining.

Beyond the kitchen is the inviting sitting room, where a characterful fireplace with a log-burning stove provides a warm and cosy focal point. The conservatory provides an additional reception space with delightful views across the rear garden and providing a wonderful place to relax throughout the seasons. Completing the ground floor is a useful study, ideal for home working, together with a convenient cloakroom.

Stairs rise from the sitting room to the first-floor landing, which provides access to all four bedrooms. Positioned at the end of the landing, the generous principal bedroom enjoys fitted wardrobes and the luxury of an en-suite shower room. Bedrooms two and three also benefit from fitted storage, with bedroom three further enhanced by its own standalone shower. Bedroom four is served, alongside bedrooms two and three, by the well-appointed family bathroom.

The Situation

Carters Clay is a peaceful rural hamlet on the edge of the sought-after village of Lockerley, surrounded by attractive Hampshire countryside, including rolling farmland, ancient woodland and an extensive network of public footpaths and bridleways.

Lockerley has a thriving community with a highly regarded primary school, village hall, church and recreation ground, while nearby East Dean and West Tytherley offer traditional public houses and everyday amenities. The popular village of Stockbridge, known for its independent shops, cafés and restaurants, is a short drive away.

Romsey, approximately seven miles to the south, provides extensive shopping, leisure and educational facilities, together with the iconic Romsey Abbey. Salisbury and Winchester are also easily accessible, offering a wide range of cultural, dining and retail opportunities.





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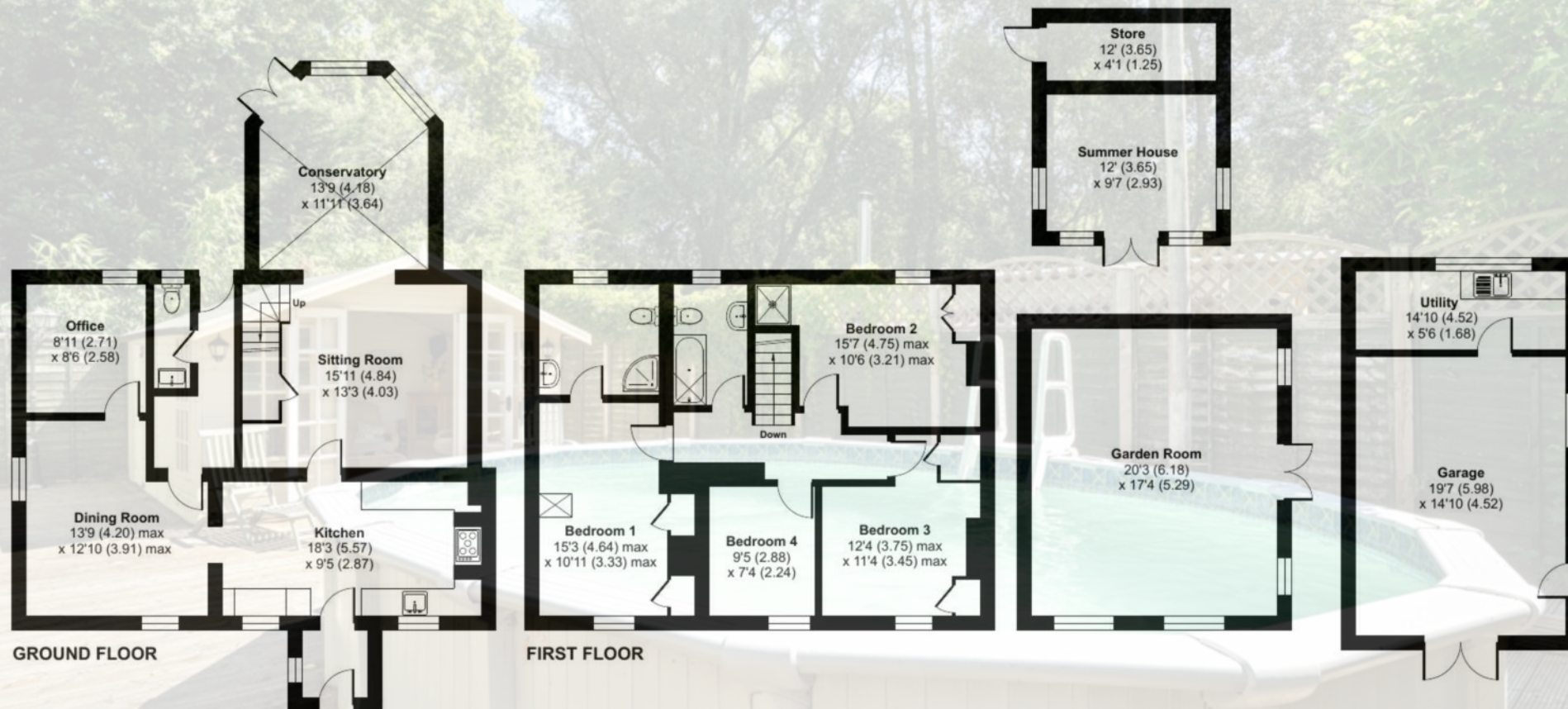
Approximate Area = 1651 sq ft / 153.3 sq m

Garage = 380 sq ft / 35.3 sq m

Outbuildings = 516 sq ft / 47.9 sq m

Total = 2547 sq ft / 236.5 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. Produced for Spencers of the New Forest Ltd. REF: 1488310



The Situation Continued...

The surrounding countryside is popular with walkers, cyclists and equestrian enthusiasts, with easy access to the Test Valley and New Forest National Park.

Despite its rural setting, Carters Clay is well connected, with rail services from Romsey, Mottisfont & Dunbridge and Salisbury providing direct links to London Waterloo, and the A36, M27 and M3 offering convenient access to Southampton, Winchester, Bournemouth and London.

Outside

Outside, the property's exceptional grounds are undoubtedly one of its defining features. Extensive driveway parking to the front and side comfortably accommodates five to six vehicles and leads to a large double garage, offering excellent storage or covered parking, with useful space above. Positioned to the rear of the garage is a practical utility room, complete with plumbing, sink and ample space for white goods.

The beautifully maintained rear garden has been thoughtfully divided into a series of attractive areas. A generous patio and decking terrace immediately adjoins the house, providing the perfect setting for outdoor dining whilst overlooking the private gardens. Beyond, an expansive lawn is framed by colourful rose beds and wildflower planting, leading to a second decked seating area. Here, a charming summer house and an impressive 20'2" x 17'4" games room create a superb additional living and entertaining space, equally suited as a home office, gym, studio or an ideal retreat for older children.







Additional Information

EPC: D Current: 60 Potential: 79

Council Tax Band: E

Local Authority: Test Valley

Tenure: Freehold

Services: Mains water and electric

Heating: Oil fired heating

Drainage: Septic tank

Solar Energy: Solar panels installed at the property.

Broadband: Ultrafast broadband available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

Directions

From our Romsey office, proceed along The Hundred and continue onto Cherville Street (B3398). At the roundabout, continue straight ahead onto Greatbridge Road (A3057), passing through the next roundabout before turning left onto Old Salisbury Lane (B3084). Follow the B3084 for approximately 1.7 miles before bearing slightly left onto Romsey Road. Continue for around 1.3 miles, then turn left into Carter's Clay Road. The property, Lake Cottages, will be found a short distance along on the right-hand side.

Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers of The New Forest 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 fittings, 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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