



Oakford House, *Sherfield English Lane, Plaitford, Romsey, SO51 6EN*

SPENCERS
ROMSEY





OAKFORD HOUSE

SHERFIELD ENGLISH LANE • PLAITFORD • ROMSEY

An exceptional contemporary country house of almost 5,000 sq ft, complemented by a self-contained annexe, garaging and 5.35 acres of private grounds. No onward chain.

Ground Floor

Entrance Hall, Drawing Room, Dining Room, Study, Kitchen/Family/Breakfast Room, Pantry, Utility, Boot Room, Shower Room

First Floor

Principal Bedroom with Dressing Room and Ensuite Bathroom, Main Guest Bedroom with En-Suite Shower Room, Bedroom Three with En-Suite Shower Room, Bedrooms Four and Five with Interlinking Shower Room, Family Bathroom
(Private Terrace accessed from Bedrooms One and Two)

Outside

Off Road Parking for Multiple Vehicles, Detached One Bedroom Annexe with Garaging and a Gym, Gardens and Grounds Extending to Approximately 5.35 Acres

£2,100,000



6



5



7



Description

Oakford House is an exceptional contemporary family home extending to almost 5,000 square feet and set within approximately 5.35 acres. Built in recent years and finished to a high specification throughout, it offers the scale, flexibility and quality of accommodation expected of a substantial modern country house.

The house is approached through a generous entrance hall, which immediately establishes the sense of space and light that runs throughout the property. At its centre is an outstanding open-plan kitchen, dining and sitting room, conceived as the principal hub of the house and equally suited to family life and entertaining. Extensive glazing and bi-fold doors provide a strong connection with the terrace and grounds beyond.

Alongside this principal living space, the ground floor provides a more traditional arrangement of reception rooms, including a well-proportioned drawing room, dining room, family room and study. A boot room, pantry, cloakroom and separate utility room complete the ground-floor accommodation, providing the practical elements required for modern family living.



The first floor is equally well considered, with an impressive principal bedroom suite incorporating a dressing room and en suite bathroom, together with four further bedrooms and four further bathrooms. The accommodation is generous throughout and provides an excellent balance between family living and space for guests.

The interiors have been carefully finished and styled, with a consistent emphasis on quality, proportion and natural light. The overall feel is sophisticated and contemporary, while remaining comfortable and practical as a family home.

Oakford House combines substantial and versatile accommodation with a high standard of finish and an exceptional amount of private land, making it a particularly well-equipped modern country house.



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Approximate Area = 4514 sq ft / 419.3 sq m

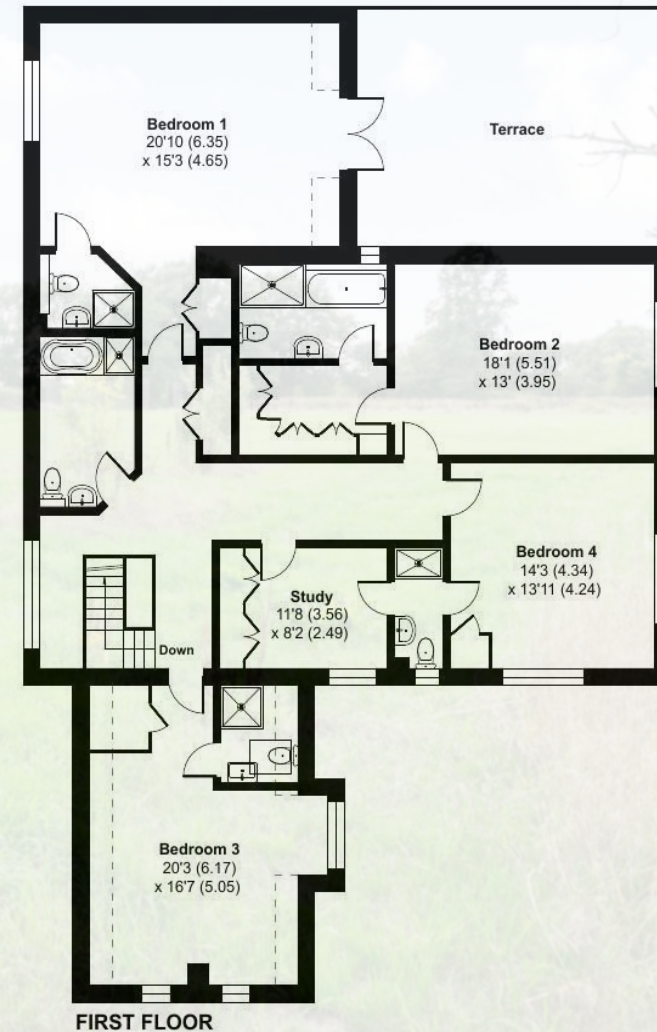
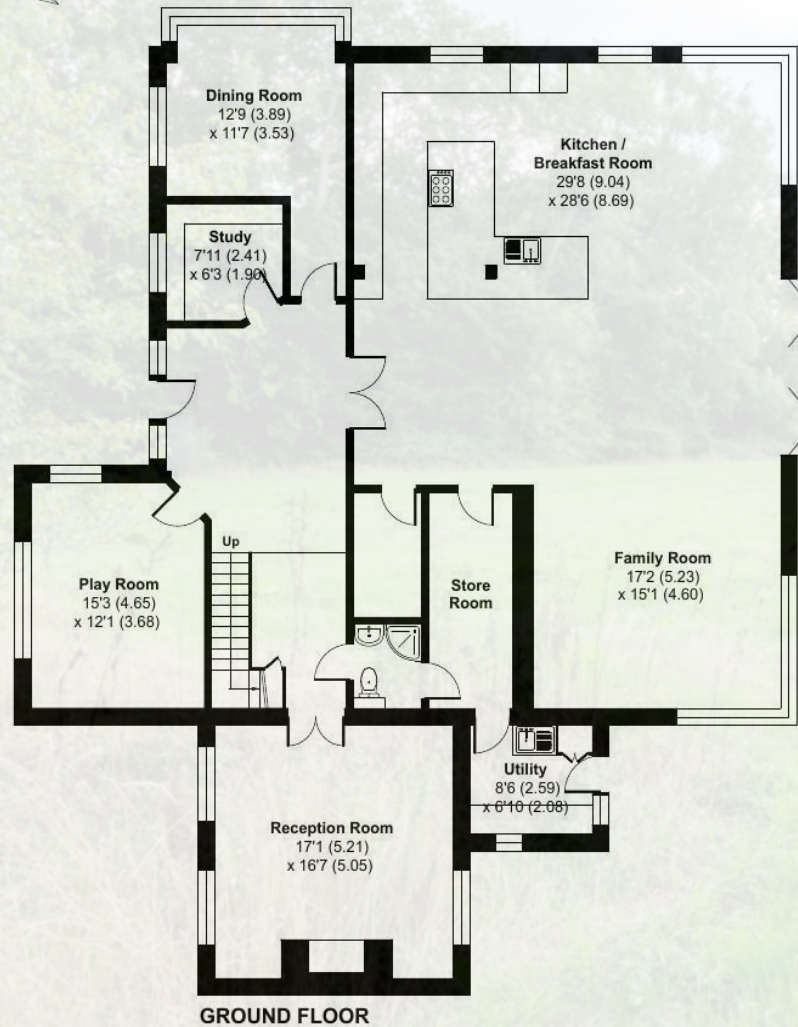
Limited Use Area(s) = 77 sq ft / 7.1 sq m

Total = 4591 sq ft / 426.6 sq m

For identification only - Not to scale

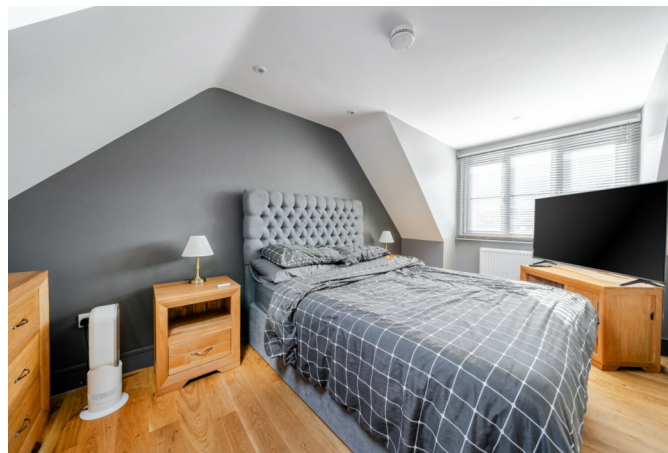


Denotes restricted
head height













Outbuilding

To the front of the house, a generous approach provides extensive parking, together with a double garage and gym. Above the garage is a self-contained annexe, providing valuable additional accommodation and flexibility. This could readily suit a dependent relative, independent teenager or guests, and may also offer potential for short-term letting, subject to the necessary requirements.

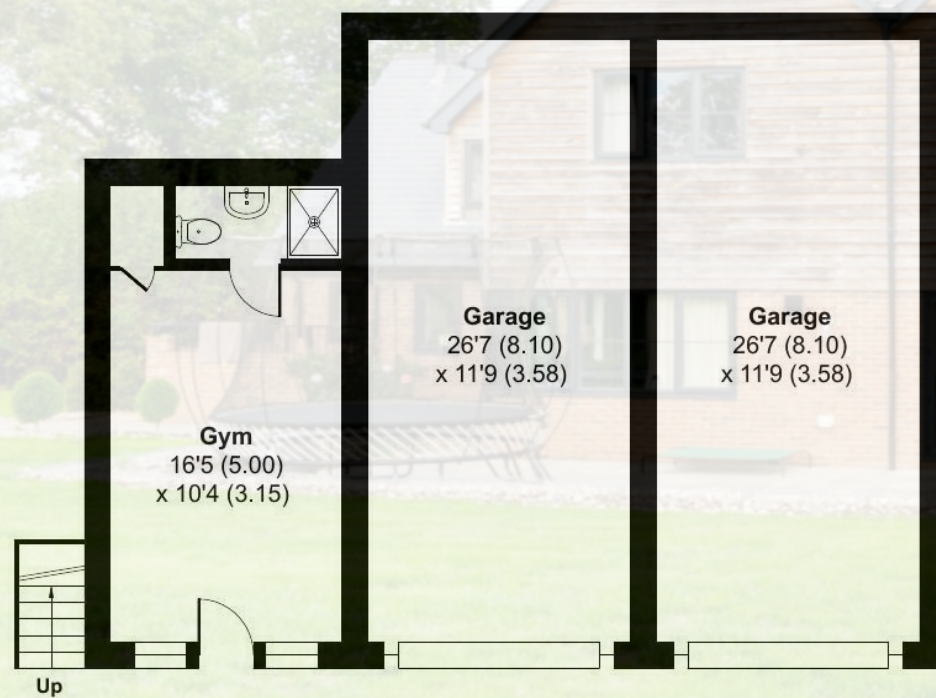
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Approximate Area = 1116 sq ft / 103.6 sq m

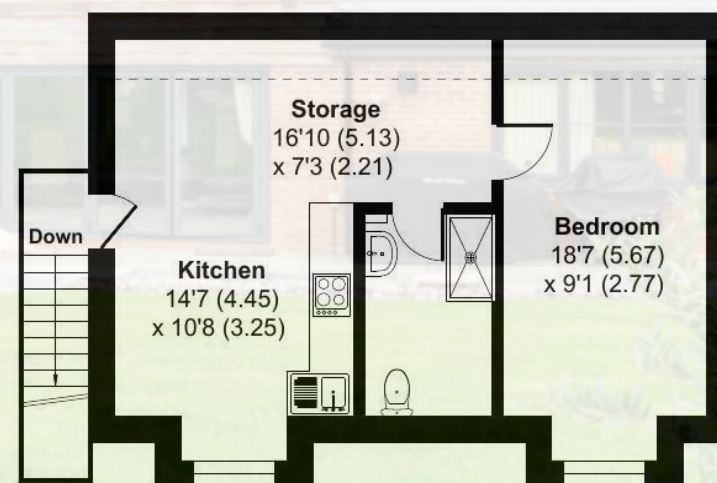
Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



GARAGE GROUND FLOOR



GARAGE FIRST FLOOR



Grounds & Gardens

The grounds are a significant feature of Oakford House, extending to approximately 5.35 acres and providing an unusually private setting for a property of this scale. The principal reception rooms open directly onto a substantial terrace, creating a natural extension of the living accommodation and an ideal setting for outdoor dining and entertaining.

From the terrace, the grounds extend beyond the immediate garden towards the paddock, with an open and largely uninterrupted outlook across the surrounding countryside. The combination of formal garden, open grassland and paddock gives the property a genuine sense of space, while providing considerable scope for outdoor recreation and enjoyment.

The paddock forms an important part of the setting, creating a natural transition between the house and the wider rural landscape. The east-facing paddock benefits from attractive views across the grounds and surrounding countryside, particularly appealing in the morning light. This gives Oakford House the character and privacy of a country property while remaining well connected to the local area.





The Situation

Plaitford is found just on the periphery of the New Forest and is located about 6 miles from the centre of Romsey which provides an extremely good range of amenities including leisure facilities, an excellent range of schooling for all ages, both state and private, theatre and a range of shops for every day needs to include two supermarkets. The larger centres of Southampton and Salisbury are accessed via the A36 and the M27 and the cathedral city of Winchester is also within easy driving distance. Southampton Parkway mainline railway station can also be reached within about 20 minutes for fast trains to London (Waterloo).

Services

Energy Performance Rating: C Current: 77 Potential: 87

Council Tax Band: G

Local Authority: Test Valley

Tenure: Freehold

Heating: Oil Fired Heating

Services: Mains Water and Electric

Drainage: Small Sewage Treatment Plant

Broadband: Ultrafast speeds available at the property (Ofcom)



Important Notice

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 for 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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