



5 Butlers Close, *Lockerley, Romsey, SO51 0LY*

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ROMSEY





LOCKERLEY

ROMSEY

A lovely four bedroom detached family residence set in a cul-de-sac location in the popular village of Lockerley. The property offers well presented accommodation and benefits from off road parking and private gardens.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Garden Room, Kitchen, Utility Room, Bedroom 4, Shower Room, Cloakroom, Store

First Floor

Landing Area, Bedroom 1, Bedroom 2, Bedroom 3, Family Bathroom

Outside

Off Road Parking, Front, Side and Rear Gardens

Guide Price £615,000



3



4



2





The Property

The front door opens into a welcoming entrance hall with stairs rising to the first floor, useful under-stair storage and an adjoining cloakroom. The elegant sitting room enjoys a pleasant front aspect, with a bow window and fireplace with inset wood burner. An open square archway leads through to the dining room, which has double doors opening into the garden room. This impressive addition enjoys a delightful outlook over the garden, while a lantern roof window floods the room with natural light, creating an ideal space for relaxing and entertaining.

The well-appointed kitchen is fitted with a range of modern wall and floor units, ample space for appliances and a useful larder cupboard. A door leads to the side lobby, providing access to versatile potential annexe accommodation comprising a sitting room/bedroom 4 with double doors to the garden, a utility room with scope to create a kitchen, and a stylish modern shower room with walk-in shower, contemporary sanitaryware and complementary tiling. This superb space also benefits from a private front entrance door making it ideal for families or guests.



On the first floor, a spacious landing with airing cupboard gives access to three well-proportioned bedrooms and the family bathroom. The accommodation comprises two double bedrooms and a generous single, all benefiting from built-in storage. Bedroom two also has a useful vanity unit with inset wash basin, while bedroom three provides access to the loft.

The modern family bathroom is fitted with a panel-enclosed bath, separate shower cubicle, wash basin and WC, complemented by contemporary wall and floor tiling and a rear-facing window.





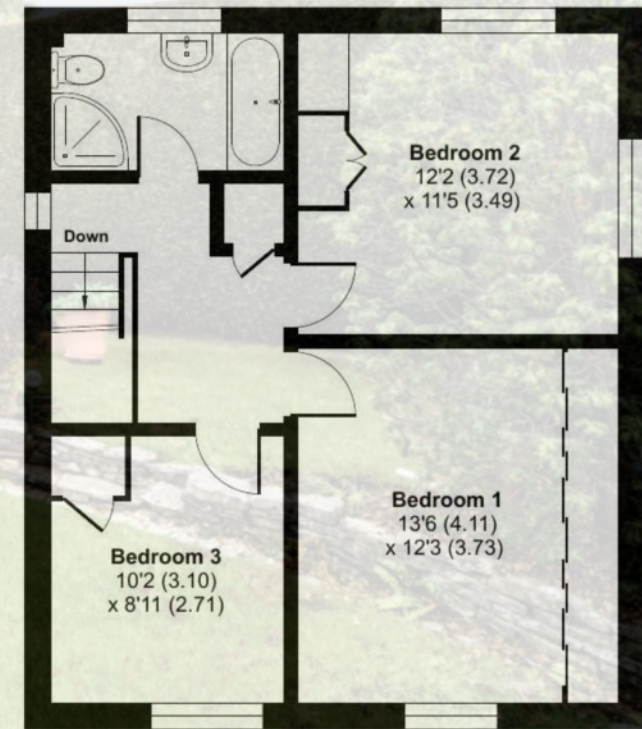
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Approximate Area = 1626 sq ft / 151 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Spencers of the New Forest Ltd. REF: 1512023



Outside

The property is approached over a generous gravel driveway, providing off-road parking for multiple vehicles. Beyond, an area of lawn is enclosed by a mature laurel hedge, creating an attractive frontage, while a useful external storage cupboard provides additional practicality.

To the rear, the beautifully maintained garden has been thoughtfully landscaped and enjoys a wonderful sense of privacy, with mature hedging providing a secluded backdrop. Neat areas of lawn are complemented by well-established borders planted with a variety of shrubs and flowering plants, creating an attractive setting throughout the seasons. A paved terrace provides an ideal space for outdoor dining and entertaining, while a side pathway leads to the external oil-fired central heating boiler.

The Situation

Situated in the heart of the Test Valley, Lockerley is an appealing village with a strong sense of community and a useful range of local facilities. These include a village shop, mobile post office, a well-regarded primary school and St John's, a charming Victorian church.

The nearby market town of Romsey, around seven miles away, provides a broader range of shopping, leisure and cultural amenities and is celebrated for its historic Norman Abbey and the Broadlands Estate. Rail connections from Dunbridge and West Dean provide convenient access towards London Waterloo and the West Country, with Salisbury offering further connections.

For those travelling by road, the A27 and A36 are within easy reach, linking with the M27/M3 and providing straightforward access to Salisbury, Winchester and Southampton, as well as London and the South Coast. The surrounding Test Valley and Hampshire countryside is also well served by a selection of reputable schools, including both state and independent establishments.





Additional Information

EPC: D Current: 59 Potential: 77

Council Tax Band: F

Local Authority: Test Valley

Tenure: Freehold

Services: Mains water and electric

Heating: LPG Oil

Drainage: Public

Broadband: Ultrafast broadband available at the property (Ofcom)

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



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:

7 Market Place, Romsey, Hampshire, SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk