



Danes Garden House, *Danes Road, Awbridge, Romsey, SO51 0GF*

S P E N C E R S
ROMSEY





DANES GARDEN HOUSE

DANES ROAD • AWBRIDGE • ROMSEY

A magnificent six-bedroom country residence set within approximately 25 acres of beautifully landscaped gardens, woodland and parkland, complemented by a charming two-bedroom period cottage and an exceptional detached studio with a wine cellar.

Ground Floor

Entrance Lobby and Hall, Drawing Room, Sitting Room, Kitchen Dining Room, Cocktail Room, Utility Room, Guest Bedroom with En-suite

First Floor

Principal Bedroom with En-suite and Dressing Room, Four Additional Bedrooms, Family Bathroom, Galleried Landing

Outside

25-acres of Garden, Woodland and Parkland, Detached Two-Bedroom Period Cottage, Detached Studio, Wine Cellar, Pool House, Swimming Pool, Pond, Driveway Parking for Multiple Vehicles

£4,000,000



6



3



3



Description

Danes Garden House enjoys an exceptional setting within the picturesque village of Awbridge. Approached via a long, winding private driveway through mature woodland, the sense of arrival is both impressive and memorable. Beyond an elegant, pillared entrance, the drive opens to a generous forecourt providing formal parking in front of the house.

Constructed in approximately 1999, the principal residence sits harmoniously within its historic surroundings, while the enchanting walled garden and detached cottage date back to circa 1830. This unique combination of established heritage and modern craftsmanship creates a setting of remarkable character and charm. Built to an exacting specification, the property has been significantly enhanced by the current owners through an extensive programme of refurbishment, reconfiguration and modernisation, resulting in a home perfectly suited to contemporary family living and entertaining.

Ground Floor

The approach to the house is striking, with broad steps rising to an impressive, covered entrance porch. Double doors open into the reception lobby, which in turn leads to the principal hallway and the magnificent drawing room.

Undoubtedly the centrepiece of the house, the drawing room features a dramatic triple-height ceiling rising to approximately 30 feet, creating a wonderful sense of volume and light. An open fireplace provides warmth and atmosphere, while views across the gardens further enhance the room's appeal.

The kitchen and dining areas have been thoughtfully redesigned to create an expansive open-plan living space, ideal for both family life and entertaining. Finished to an exceptional standard, the bespoke kitchen incorporates polished stone worktops and an extensive range of integrated Miele appliances, including two dishwashers, a full-height refrigerator, full-height freezer, two drinks refrigerators, an induction hob and concealed extractor system.

Two sets of tall French doors open directly onto the terrace, seamlessly connecting the interior with the surrounding gardens. Supporting the kitchen is a utility room equipped with twin washing machines and tumble dryers, together with a separate cocktail room featuring a sink and preparation area.

A comfortable sitting room provides a more intimate retreat from the principal entertaining spaces, while an en-suite guest bedroom, library and reading area, and cloakroom complete the ground floor accommodation.

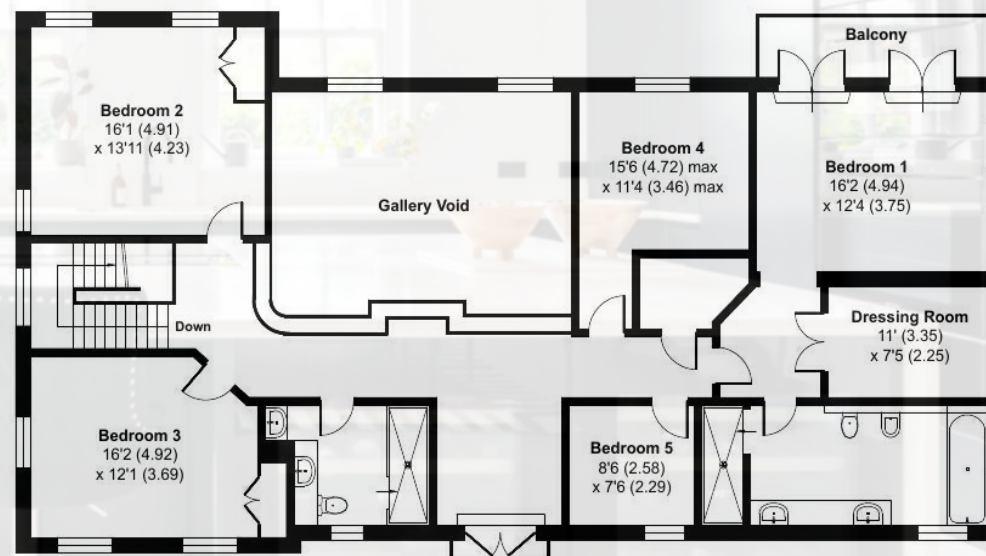
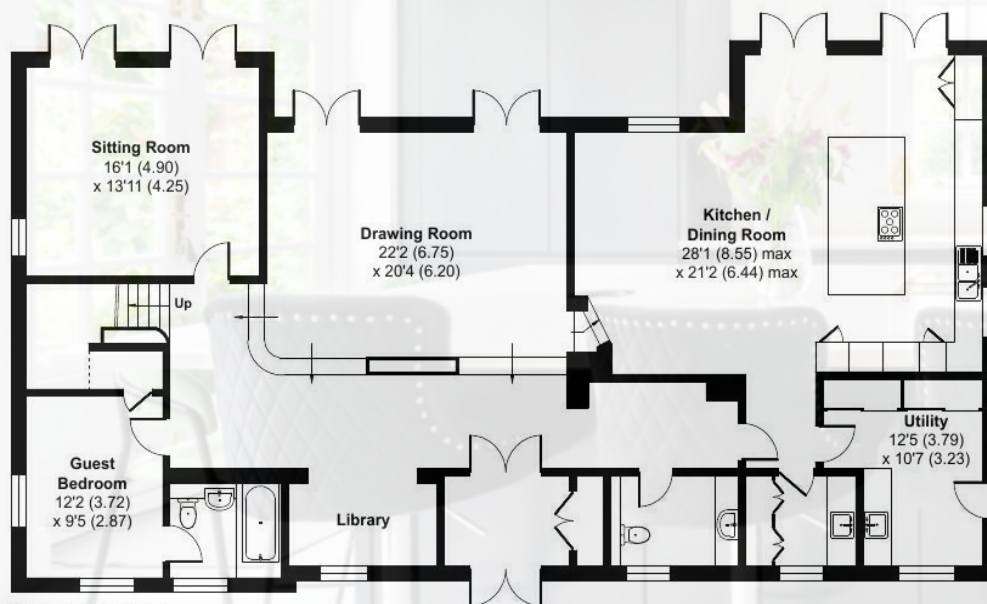




Danes Garden House, Danes Road, Awbridge, Romsey, SO51 0GF

Approximate Area = 3734 sq ft / 346.8 sq m (excludes void)

For identification only - Not to scale





First Floor

A sweeping staircase rises from the reception hall to a generous galleried landing overlooking the drawing room below.

The principal suite enjoys views across the rear gardens and parkland and features a luxurious five-piece bathroom, adjoining dressing room and a private balcony from which to enjoy the surrounding landscape.

There are four further bedrooms, all of which are served by the family bathroom. The spacious landing has also been thoughtfully arranged to provide an additional seating area, positioned beside French doors opening onto the front terrace and overlooking the grand entrance below.









The Cottage

Forming part of the original garden walls, the detached two-bedroom cottage dates from the mid-19th century and offers charming ancillary accommodation.

The cottage comprises two bedrooms, a bathroom, two reception rooms, a galley kitchen with adjoining utility room, and a garden store, making it ideal for guests, extended family or staff accommodation.

Studio & Wine Cellar

Recently refurbished, the detached studio extends to approximately 797 sq. ft. and offers exceptional versatility. Currently arranged as a home office and entertaining space, it lends itself equally well to a variety of alternative uses, subject to requirements.

The building also benefits from a refreshments room incorporating a sink and drinks refrigerator, together with a shower room serving both the swimming pool and guests.

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Approximate Area = 3734 sq ft / 346.9 sq m (excludes void)

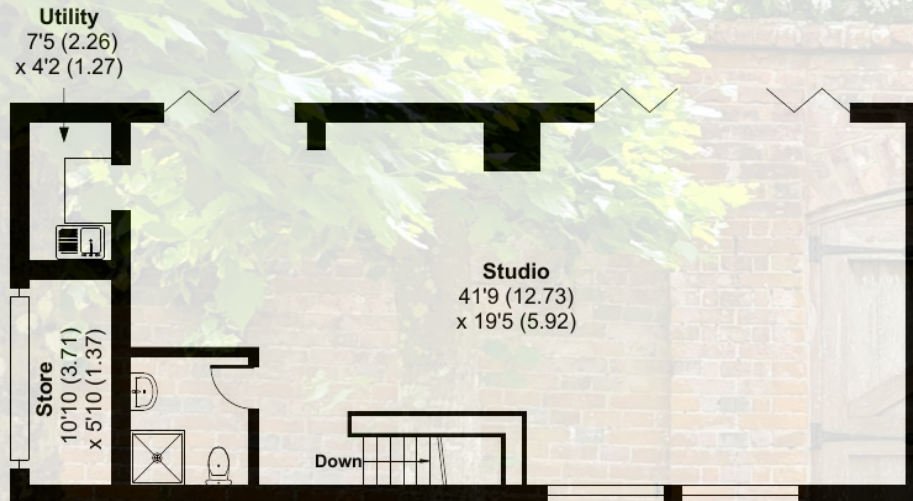
Annexe = 1230 sq ft / 114.2 sq m

Cottage = 901 sq ft / 83.7 sq m

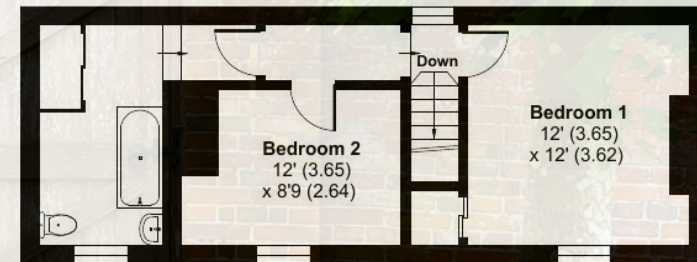
Outbuildings = 175 sq ft / 16.2 sq m

Total = 6040 sq ft / 561 sq m

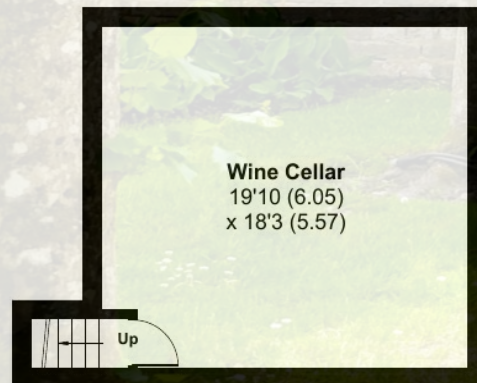
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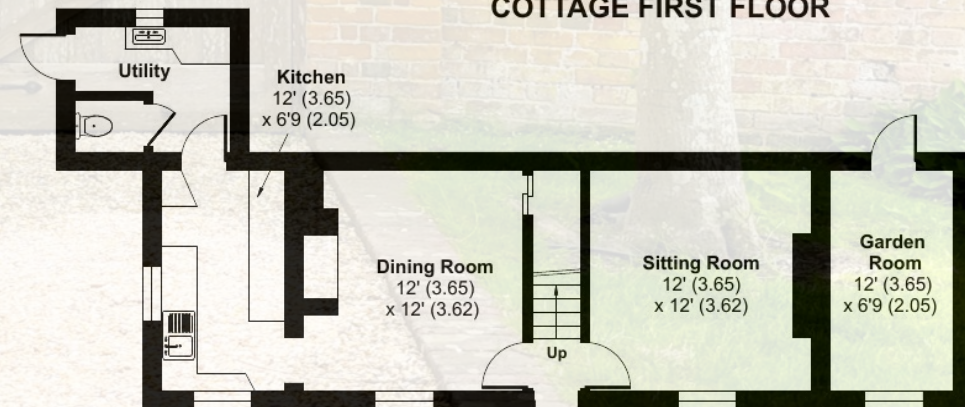
STUDIO GROUND FLOOR



COTTAGE FIRST FLOOR



CELLAR



COTTAGE GROUND FLOOR





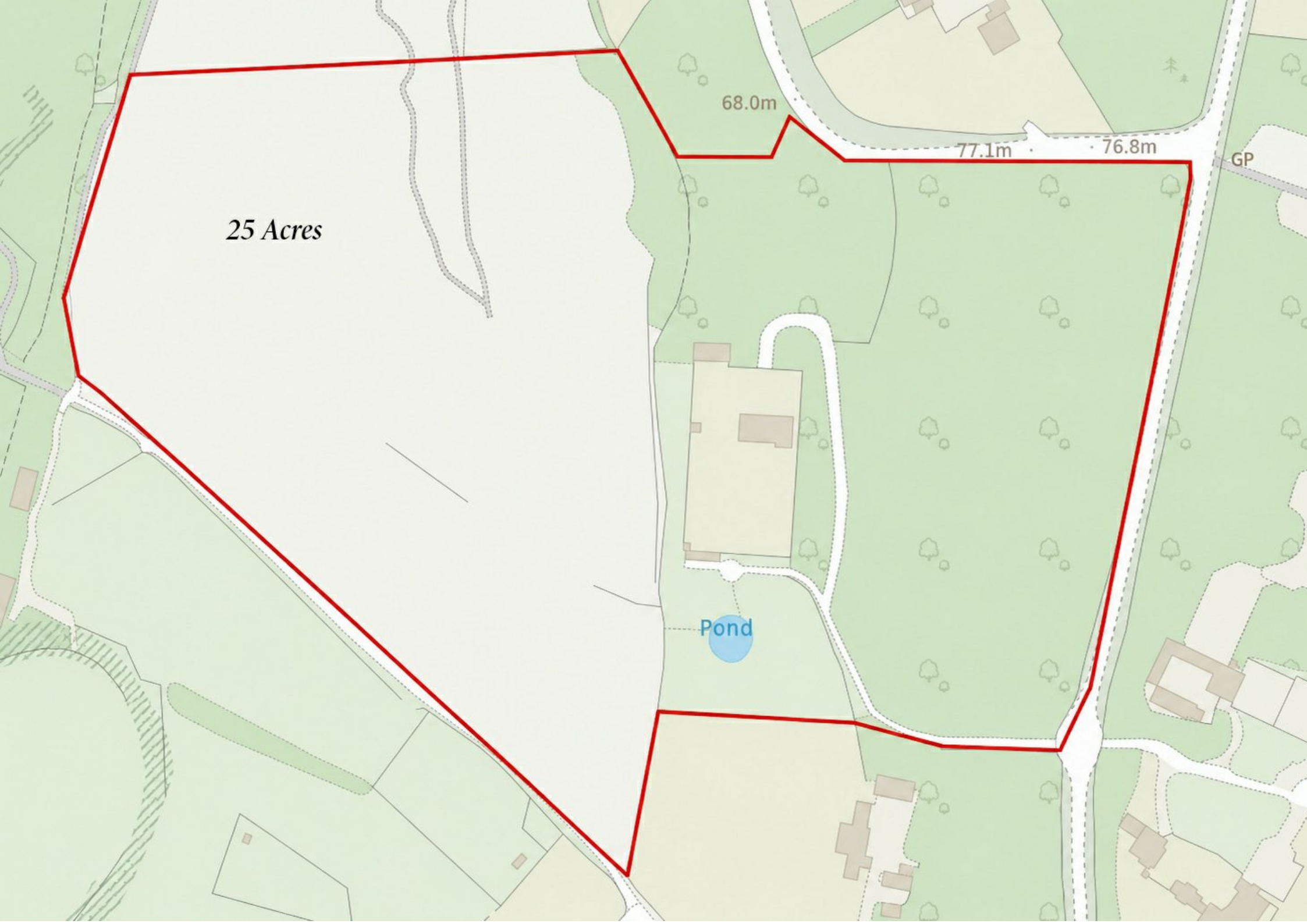
Grounds & Gardens

The gardens and grounds provide an outstanding setting for the house, combining formal landscaping with extensive private parkland and woodland. The woodland creates a beautiful backdrop to the approach, while the formal gardens surrounding the house have been meticulously maintained and thoughtfully designed. A diverse collection of specimen trees, shrubs and plants provide year-round interest and colour.

Historic walled gardens, ornamental hedging and a series of carefully defined garden rooms create a variety of distinct spaces, each with its own character and atmosphere. A particularly attractive feature is the swimming pool complex, which includes a pool house and enjoys elevated views across the parkland beyond. The heated pool extends to approximately 8 feet in depth, allowing for diving, and is heated by an air source heat pump.

Beyond the formal gardens, an expansive lawn forms a graceful transition to the parkland. Formerly part of the historic Dunwood Manor Golf Course, the parkland extends to approximately 14 acres and is dotted with magnificent mature oak trees, wildflower meadows and open grassland, providing exceptional privacy and a wonderful natural setting.

A charming pond is positioned in tandem to the Cottage, with beautiful lilies and wildlife.



25 Acres

68.0m

77.1m

76.8m

GP

Pond



The Situation

Danes Garden House enjoys a superb position within the sought-after Hampshire village of Awbridge, on the edge of the beautiful Test Valley. Surrounded by attractive countryside, the village offers a peaceful rural setting, while the nearby market town of Romsey, just four miles away, provides an excellent range of shops, restaurants and everyday amenities. The cathedral city of Winchester is also within easy reach.

The area is renowned for its natural beauty and outdoor pursuits, with the nearby River Test, one of the world's most celebrated chalk streams, offering exceptional fly-fishing. There are also numerous walking, cycling and equestrian routes throughout the surrounding countryside.

Excellent transport links include easy access to the M27 and M3 motorways, rail services from Romsey and Southampton Airport Parkway railway station to London Waterloo, and convenient access to Southampton Airport. The area is particularly well regarded for its education, with a number of highly respected schools nearby, including Embley, Farleigh School, Winchester College, St Swithun's School and Peter Symonds College.

Services

Heating: Gas heating

Drainage: Mains water and electricity

Drainage: Private

EPC : E

Tenure: Freehold

Local Authority: Test Valley

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:

7 Market Place, Romsey, SO51 8NB

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

www.spencersnewforest.com