

Pear Tree Cottage

Ash Hill Common, Sherfield English, Romsey, SO51 6FU

SPENCERS
ROMSEY


Broxmore Park
Area: 3.045 acres
The Jays
Hillside
1
2
Sudan Cottages
66.4m
FF
Treeside
Biffins Cottage
Warren Copse
Pear Tree
Cottage
Ashlands
Meadella
0m
20m
40m
60m
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ASH HILL COMMON

SHERFIELD ENGLISH • ROMSEY

A rare opportunity to acquire a characterful country home with outbuildings, combining period charm, privacy and beautifully established grounds extending to approximately three acres in one of Hampshire's most desirable rural locations.

Ground Floor

Reception Hallway, Drawing Room, Dining Room, Kitchen/Breakfast Room, Study, Utility/Boot Room, Cloakroom, Guest Bedroom with En-Suite Shower Room

First Floor

Landing, Principal bedroom with En-Suite Shower Room, Four Additional Bedrooms, Family Bathroom

Outside

Driveway, Garage and Carport, Three Stables and Attached Multi-Purpose Room, Studio, Gardens and Grounds Extending to Approximately Three Acres

Guide Price £975,000

3 5/6 3







The Property

Set within the tranquil and picturesque grounds of Ash Hill Common, Pear Tree Cottage is a beautifully charming and thoughtfully modernised period home, offering privacy, character in an exceptional setting.

Internally, the house is rich in character features throughout. The entrance hall welcomes you with carpet flooring, exposed beams and useful storage, while the triple aspect drawing room is a particularly attractive space with a large inglenook fireplace and double doors opening out to the front garden. The double aspect kitchen/breakfast room is practical and well arranged, fitted with a good range of cupboards and work surfaces, with additional space and plumbing for appliances. Adjoining the kitchen is a useful utility area/boot room with a door opening out to the rear aspect. Further rooms to this level include a ground floor guest bedroom with en-suite shower room and a cloakroom.

Upstairs, the first floor offers a landing area linking to a principal bedroom with en-suite shower room, four additional bedrooms and a family bathroom. Two of the bedrooms benefit from built-storage facilities. Additionally, there is a large walk-in airing cupboard.

Works Undertaken by Current Owners Since Purchased in 2018

- New Roof to whole of property
- New windows to the majority of the property
- New gutters, soffits and downpipes
- Quartz worksurfaces in kitchen/breakfast room
- New internal doors
- Re-slated roofs on garage and carport
- New roof on stables
- Main chimney stack repointed
- New double, wooden gates creating an additional front access point















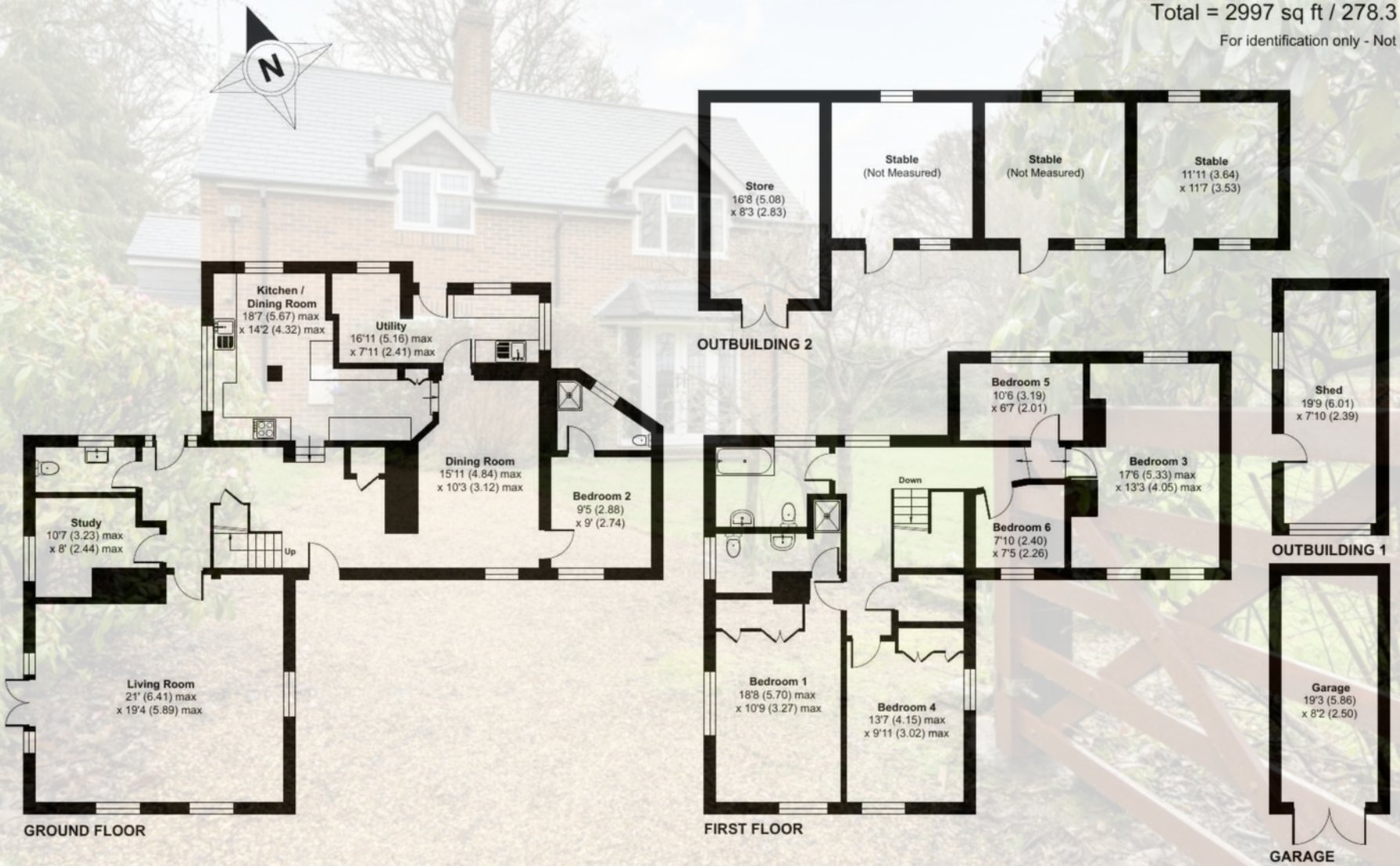






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Approximate Area = 2391 sq ft / 222.1 sq m
Garage = 158 sq ft / 14.6 sq m
Outbuilding = 448 sq ft / 41.6 sq m (excludes store)
Total = 2997 sq ft / 278.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Outside

The gardens and grounds are a standout feature of the property, extending to approximately three acres in total and adjoining open farmland to the rear.

A driveway from the lane provides off road parking for multiple vehicles and access to the garage and carport. A recently installed set of double wooden gates open onto an additional area of parking and storage.

The main area of front garden is laid to lawn while the rear garden extends away from the property to a large open space formerly used as a tennis court.
Set within the grounds are a range of outbuildings comprising a block of three stables with an adjoining multi-purpose room to the side, a studio offering significant potential for conversion and timber sheds.

The grounds are flanked by beautifully established tree and hedgerow borders with numerous planted borders and a delightful bluebell wood.

The Situation

Enjoying an enviable elevated position, the property is approached via a charming country lane on Ash Hill Common and is set within a peaceful rural setting in the highly regarded village of Sherfield English, situated on the Hampshire–Wiltshire border.

The village offers essential amenities including a store with a public house, village hall, and thriving sports clubs, while nearby Whiteparish provides additional facilities such as a well-regarded primary school and a doctor's surgery. The historic market town of Romsey is within easy driving distance, offering a wider range of services, with the cathedral city of Salisbury, major road networks, motorways, and rail connections also readily accessible. The area is celebrated for its rich array of cultural, recreational, and educational opportunities and falls within the catchment for both Romsey secondary schools and Salisbury grammar schools.













Additional Information

Energy Performance Rating: E Current: 40 Potential: 68
Council Tax Band: G
Local Authority: Wiltshire
Tenure: Freehold

Heating: Oil fired
Services: Mains electric and water
Drainage: Septic tank

Broadband: Ultrafast speeds available at the property. (Ofcom)
Mobile signal/coverage: Weaker signal indoors, buyer to check with their provider

Directions

Proceed out of Romsey in a southerly direction on the A3090 and then turn right onto the A27 towards Salisbury. Follow the road for approximately 4.5 miles, before turning right onto Graemar Lane. Proceed to the end of Graemar Lane and turn left. Upon reaching a small triangle of green, take the left-hand fork and the property can then be found on the right-hand side.

Property Video

Point your camera at the QR code below to view our professionally produced video.

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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