



Dane Mont *East Dean Road, East Dean, Lockerley, SP5 1HJ*

SPENCERS
ROMSEY





East Dean Road, East Dean, Lockerley

A truly exceptional four/five bedroom family home with additional one bedroom annexe and a utility/studio finished to the highest of standards.

Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Study, Bedroom 5/Snug, Bedroom 4, Shower Room

First Floor

Principle Bedroom with En-Suite Shower Room, Two Additional Bedrooms, Family Bathroom

Outside

One Bedroom Annexe, Utility/Store, Grounds Extending to Almost Three Quarters of an Acre

Guide Price £985,000



3



4/5



3





The Property

Occupying an enviable position between the sought-after villages of West Dean and Lockerley, Dane Mont is an exceptional detached residence that has been comprehensively refurbished to an exacting standard, creating a stylish and highly adaptable family home extending to approximately 2,800 sq ft.

The property is entered via a generous reception hall, where quality finishes are immediately evident, including attractive wooden flooring and a feature fireplace that establishes a warm and welcoming first impression. The ground floor layout has been thoughtfully arranged to provide both flexible living and excellent entertaining space. The principal reception room is a beautifully proportioned drawing room with a wood-burning stove, seamlessly linking to a study through elegant panelled doors, allowing for either open-plan entertaining or a more intimate setting. A further reception room, fitted with bespoke cabinetry, offers versatility as a snug or bedroom, while a further ground floor double bedroom and contemporary shower room provide ideal guest or multi-generational accommodation.

Undoubtedly the heart of the home is the impressive kitchen/dining room, designed with both style and functionality in mind. This triple-aspect space is flooded with natural light and features a comprehensive range of fitted units, integrated appliances, generous storage, a walk-in pantry and a central island. Two sets of aluminium doors, including bi-folding doors and French windows, open directly onto the garden, creating a seamless connection between indoor and outdoor living.

On the first floor, the principal bedroom suite enjoys elevated views across the gardens and surrounding countryside, complemented by built-in storage and a well-appointed en suite shower room. Two further double bedrooms are served by a modern family bathroom, with the upper floor continuing the home's theme of light-filled, well-designed accommodation with ample storage throughout.







Dane Mont, East Dean



Denotes restricted
head height

Approximate Area = 1990 sq ft / 184.8 sq m

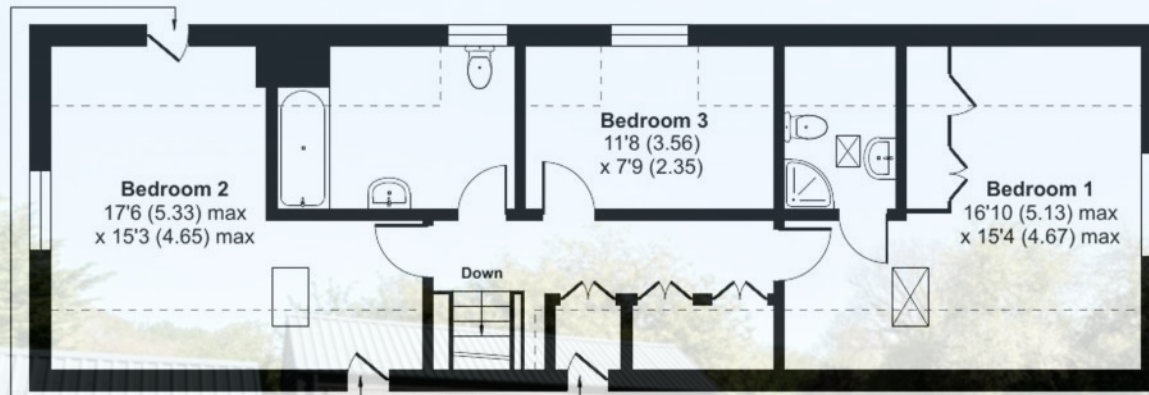
Limited Use Area(s) = 251 sq ft / 23.3 sq m

Annexe = 357 sq ft / 33.1 sq m

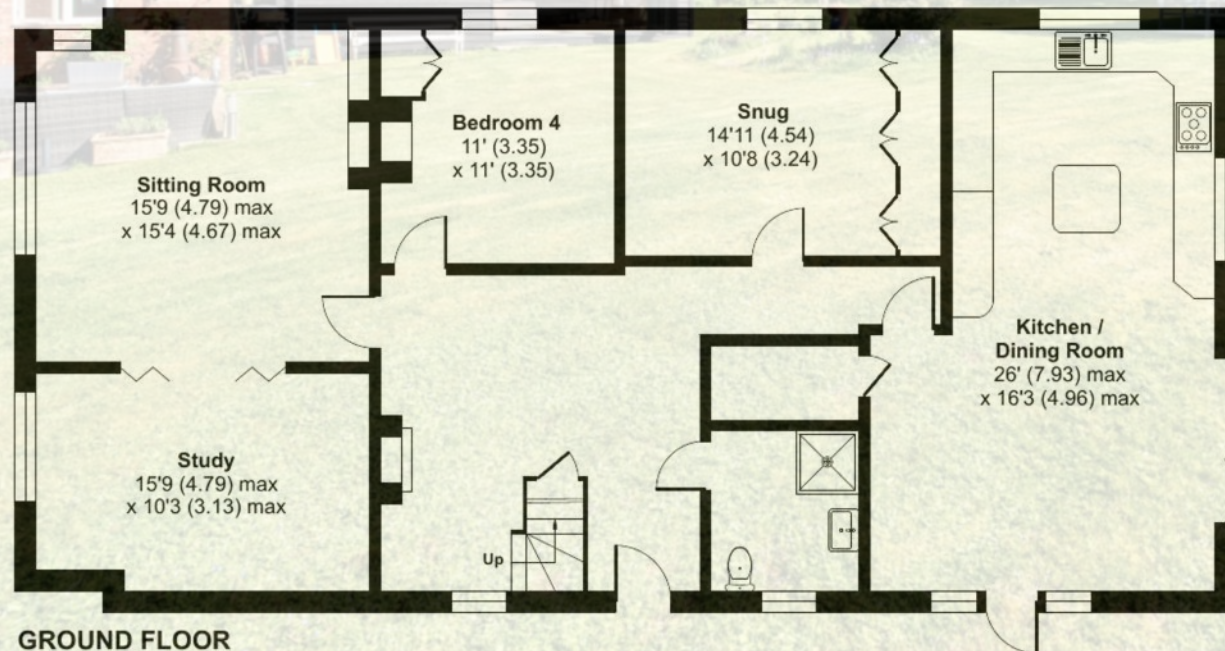
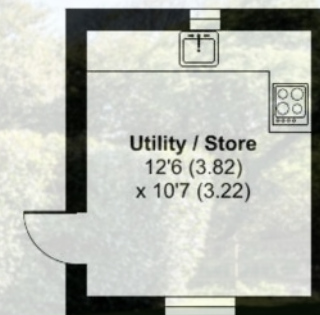
Outbuilding = 132 sq ft / 12.2 sq m

Total = 2730 sq ft / 253.4 sq m

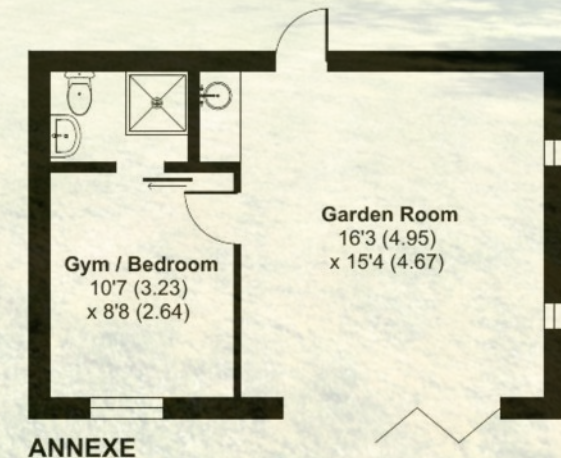
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



ANNEXE





Outside

Set within grounds approaching three-quarters of an acre, the property sits centrally within its plot, affording wraparound gardens and a high degree of privacy. A gravel driveway to the front provides extensive off-road parking. The gardens are predominantly laid to lawn and bordered by mature hedging, with a spacious terrace adjoining the house offering an ideal setting for outdoor dining and entertaining. Two garden sheds are positioned to the rear, providing additional storage.

A notable feature of the property is the well-appointed one-bedroom annexe, finished to a high standard and offering excellent flexibility for guest accommodation, independent living or potential income generation. The annexe includes a contemporary bathroom, characterful living space with exposed beams, a fitted bar area and bi-folding doors opening onto the garden.

Further enhancing the property is a detached outbuilding incorporating a utility room and additional entertaining space, currently utilised as a bar, creating a sociable extension to the main house and annexe.

The Situation

Dane Mont is situated within the rural hamlet of East Dean, surrounded by attractive countryside. Nearby Lockerley provides everyday amenities including a village shop/post office and primary school, while West Dean offers a railway station on the Salisbury to Southampton line, making the property well suited for commuters. The area is also well regarded for schooling, with access to reputable schools in Salisbury including Godolphin, Bishop Wordsworth's and South Wilts Grammar School.

Further amenities can be found in the picturesque town of Stockbridge on the River Test and the historic market town of Romsey, both within approximately ten miles, while the cathedral city of Salisbury lies around twelve miles distant.





Additional Information

Energy Performance Rating: D Current: 56 Potential 78

Council Tax Band: D

Local Authority: Test Valley Borough Council

Tenure: Freehold

Heating: Oil fired heating

Services: Mains water and electric

Drainage: Cesspit

Broadband: Broadband with superfast speeds available at the property (Ofcom)

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



Important Notice

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 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