



Yew Tree House *Dunbridge Lane, Awbridge, Romsey, SO51 0GQ*

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Dunbridge Lane Awbridge, Romsey

An impressive period residence in Awbridge set in stunning 0.75 acre grounds and benefitting from extensive outbuildings.

Ground Floor

Entrance Porch, Entrance Hall, Sitting Room, Family Room, Kitchen/Dining Room, Study/Office, Utility Room, Boot Room, Cloakroom

First Floor

Principle Bedroom with Dressing Area and En-Suite Shower Room, Three Additional Bedrooms, Family Bathroom

Outside

Outbuilding Comprising Quadruple Garage and Studio/Gym, Self-Contained Summer House, Gardens Extending to Approximately 0.75 Acres

Guide Price £950,000



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The Property

An inviting covered entrance leads into a spacious and light-filled hallway, showcasing a staircase of character and useful downstairs storage. The sitting room is rich in period charm, featuring a striking brick fireplace with timber surround and wood-burning stove, alongside bespoke fitted shelving and cabinetry. A bay window fitted with elegant sash frames captures pleasant views across open fields.

Spanning the rear elevation, the impressive open-plan kitchen and living area provides a wonderful hub of the home, with multiple access points opening onto the garden and allowing for excellent natural light throughout. The kitchen is thoughtfully designed with cottage-inspired cabinetry, wooden work surfaces, and a contemporary Falcon range cooker incorporating an induction hob, twin ovens, and a grill. A variety of recessed spaces enhance both practicality and flow, accommodating appliances and storage while maintaining an airy dining and entertaining environment overlooking the garden.



Further ground floor accommodation includes a boot room, cloakroom, and a well-proportioned utility room with Butler sink, ample storage, appliance space and direct external access. A beautifully bright office, enhanced by skylights and large windows, reveals exposed timber and brickwork, while a versatile dual-aspect family room opens via double doors onto the terrace.

Upstairs, the principal bedroom enjoys an attractive outlook from a bay window with timber sash frames and benefits from built-in wardrobes and a dedicated dressing room. A stylish en suite shower room serves the space. Three additional bedrooms are arranged around a generous family bathroom, fitted with a bath, separate shower, WC, basin and storage cupboard.





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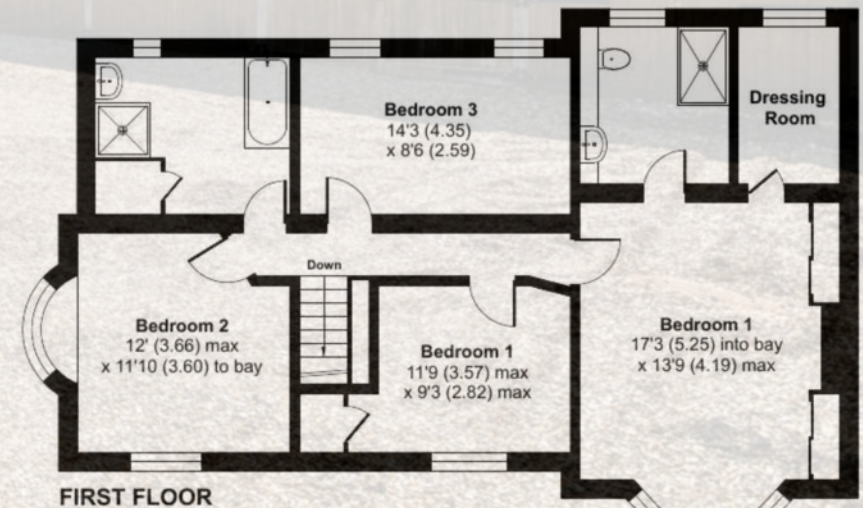
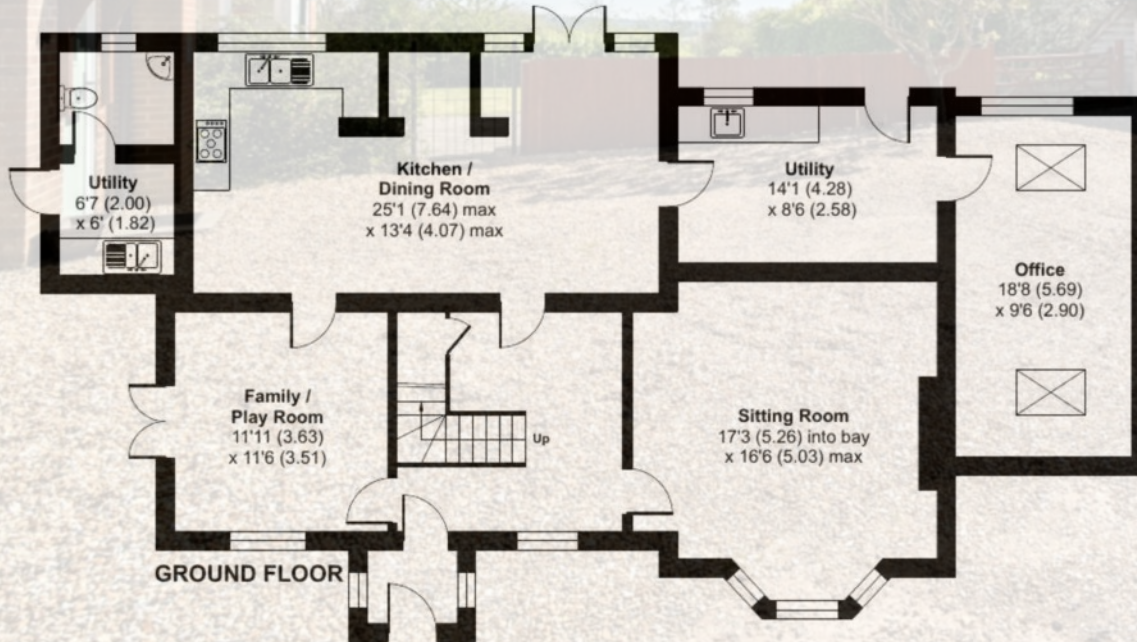
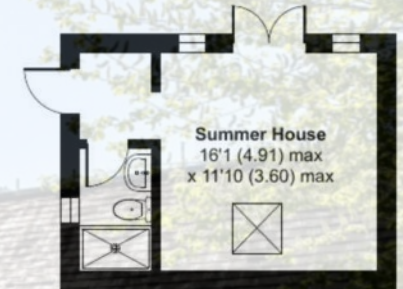
Approximate Area = 2196 sq ft / 204 sq m

Garage = 310 sq ft / 28.7 sq m

Outbuildings = 819 sq ft / 76 sq m

Total = 3325 sq ft / 308.7 sq m

For identification only - Not to scale





Outside

Accessed via an electric five-bar gate, a sweeping gravel driveway provides extensive parking and turning space, leading to an impressive four car barn and adjoining gym/studio. The gardens form a standout feature, predominantly laid to lawn and complemented by a spacious terrace ideal for outdoor entertaining, which extends to a well-equipped summer house enjoying a sunny position. The summer house includes a living/kitchen area and its own shower room.

An orchard area offers further potential, with independent access via a five-bar gate and existing groundwork in place for a secondary garage building and workshop. This space could lend itself to the creation of a self-contained annexe, subject to the necessary permissions. The orchard is dotted with mature fruit trees, and the grounds are enclosed by post and rail fencing.

The Situation

The property is situated on Dunbridge Lane, within the highly sought-after village of Awbridge. This charming village offers a range of local amenities, including a well-regarded primary school, a village hall, and a popular farm shop. For a wider selection of facilities and secondary schooling, the historic market town of Romsey is located approximately three miles away.

The nearby railway station at Dunbridge provides convenient rail services to Salisbury, Southampton, Eastleigh, and Portsmouth. Awbridge also benefits from excellent transport links. Both Southampton and Winchester are within easy reach by car, and Junction 10 of the M27 is close by, offering fast connections to the New Forest, the South Coast, Southampton Airport, and the M3 for routes towards London.

Set within the picturesque Test Valley, the area is renowned for its stunning countryside, traversed by the River Test and its tributaries. Nearby attractions include Mottisfont Abbey (National Trust), the Sir Harold Hillier Gardens and Arboretum, Ampfield Wood, Farley Mount Country Park, and the expansive landscapes of the New Forest National Park.







Additional Information

Energy Performance E
Council Tax Band: G
Local Authority: Test Valley
Tenure: Freehold

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

Broadband: Super fast broadband available at the property (Ofcom)

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



Property Video

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



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:

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