



Boundary House, Bunny Lane, Sherfield English, Hampshire, SO51





EXCEPTIONAL FAMILY HOME

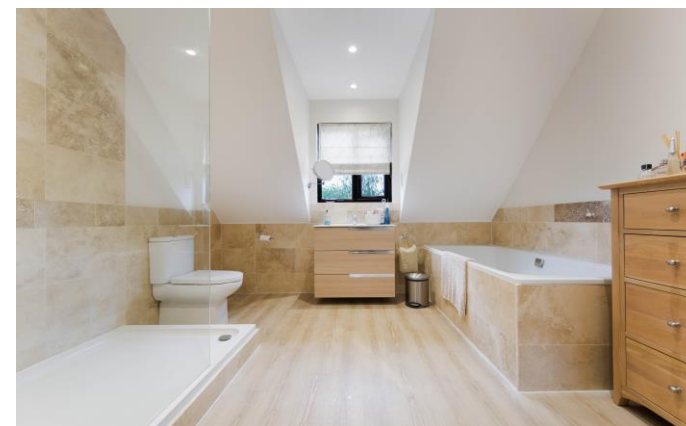
Sherfield English is a picturesque village in the Test Valley, with an excellent community spirit and many rural walks on the doorstep. The village is served by an excellent local shop and Post Office, a popular public house, The Hatchet, renowned for its home cooked food, recreation ground and garage. Commuters will appreciate the convenient transport links, with easy access to major road networks, including the A36 and M27. The market town of Romsey is a short drive away and provides many additional amenities along with excellent transport connections, including a train station with direct links to Southampton, Winchester, and Salisbury.

This contemporary four-bedroom home is truly stunning offering a total of 4120 Sq. Ft including a separate two storey annexe and various outbuildings. Boundary Oak is the most wonderfully unique property providing the perfect family home designed with modern living in mind. Quality, space and style are the watchwords for this special home. The striking exterior leads to an equally impressive interior which starts in the generous reception hall, with beautiful oak staircase, flooded with light from the feature full height window. The hall also provides access to a full height cellar. The ground floor accommodation is impressive, the focal point of the sitting room being a huge inglenook fireplace with herringbone brickwork and log burner. French doors provide views and access to the rear garden. The contemporary kitchen/breakfast/dining room has been carefully thought out and provides the perfect family/social space, with central island and a wide range of cupboards, including some floor to ceiling units fitted with integral appliances. The kitchen is open to the oak-built orangery a stunning room with two large roof lanterns, bi-fold doors and beautiful views over the garden. The kitchen is supplemented by generous utility room which houses a downstairs W.C. There are a further two reception rooms one currently set up as a more formal dining area, the second as a study/office. To the first floor there are four generous bedrooms. The master benefitting from an en-suite bathroom with separate shower. Bedroom two is also en-suite, the remaining two bedrooms share the use of a family bathroom with separate shower. Each provide superb views over the surrounding countryside. The annexe provides adaptable accommodation currently set up over two floors, the ground providing the living/dining/kitchen, upstairs provides an en-suite bedroom.





Outside, you cannot fail to be impressed by the attractive setting of this property. Access is through electric gates to a tree lined driveway, a truly impressive welcome to this handsome house. A second set of gates further down the driveway opens opportunities for the use of the land to the front, as potentially paddocks. The property offers a substantial amount of parking along with access to a double garage and two single garages. The very useful addition of a one-bedroom annexe set over two floors offers distinct possibilities for multi-generational living. The front garden is vast, fully enclosed, mainly laid to lawn and bordered with mature hedging. The plot overall is circa. 3 acres including more formal gardens and entertaining areas. The rear gardens are an absolute delight making this the most idyllic of settings. A large patio to the rear spans the width of the property providing ideal areas for outside entertaining. An extended area of patio provides the ideal spot for al-fresco dining with the addition of a covered outside kitchen. Within the garden is an outbuilding, currently under construction.







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Address – Boundary House, Bunny Lane, Sherfield English, Hampshire SO51 6FQ

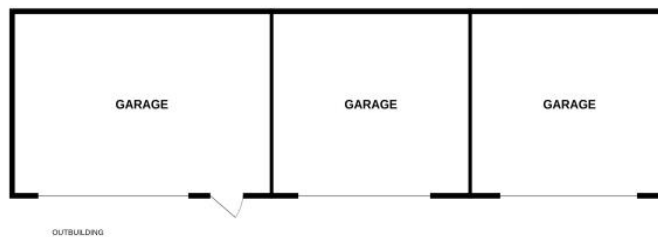
Council Tax Banding – G



Approximate Gross Internal Area Main House = 320.8 sq.m. (3454 sq.ft.) approx.

Approximate Gross of Guest House= 61.9 sq.m. (666 sq.ft.) approx

Total = 382.7 sq.m. (4120 sq.ft) approx



Produced by Ellis Bell Photography. This information has been prepared as guide only. The vendor and Estate Agents, make no warranties as its accuracy and all interested parties must rely on their own enquiries.



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