THE WARRENS, ROMSEY ROAD, AWBRIDGE, HAMPSHIRE SO51 0HH

Asking Price £1,300,000 *Freehold*

4 3 3

Winkworth

STUNNING FOUR/FIVE BEDROOM FAMILY HOME

Built in a timeless style by renowned local developers English Developments this impressive contemporary four/five-bedroom home perfectly combines quality, style and natural light. From its striking exterior to its beautifully presented interior, the property makes an immediate impression. The welcoming entrance hall features an oak staircase, offering a glimpse of the quality and attention to detail found throughout the home. The ground floor comprises a spacious stylish living room, complete with a feature fireplace and log burner, creating a warm and inviting space to relax. At the heart of the home is the stunning kitchen/dining/family room with bi-fold doors opening onto a generous patio area. The modern well-appointed kitchen features integrated ovens and a large central island providing the perfect family/entertaining space. A useful utility/boot room sits just off the kitchen and offers direct access to the rear garden. A study/office overlooking the front of the property and a cloakroom complete the ground floor accommodation. Throughout the ground floor Crittall-style internal doors and beautiful chevron-patterned wooden flooring enhance the home's contemporary elegance and refined finish.

To the first floor there are four bedrooms, with the fifth bedroom currently converted into a dressing room adjoining the principal bedroom. This space could easily be reinstated as a fifth bedroom if required. The principal bedroom benefits from a spacious en-suite bathroom, complete with both bath and separate shower, while bedroom three enjoys its own en-suite shower room. The two remaining bedrooms are generously proportioned and are served by a luxury bathroom.

Outside, the property continues to impress with its striking exterior, complemented by beautifully mature surroundings. Electric gates open onto a private entrance and gravel driveway, providing ample parking and access to the double garage. The fully enclosed rear garden has been designed with low maintenance in mind, featuring an artificial lawn alongside a variety of shrubs and specimen trees offering year-round interest. A generous patio area provides the perfect setting four outdoor dining and entertaining.

- All mains utilities
- EPC Rating 'B'
- Council Tax band 'G' - Test Valley Borough Council
- Standard broadband available (Taken from Ofcom Broadband checker website)

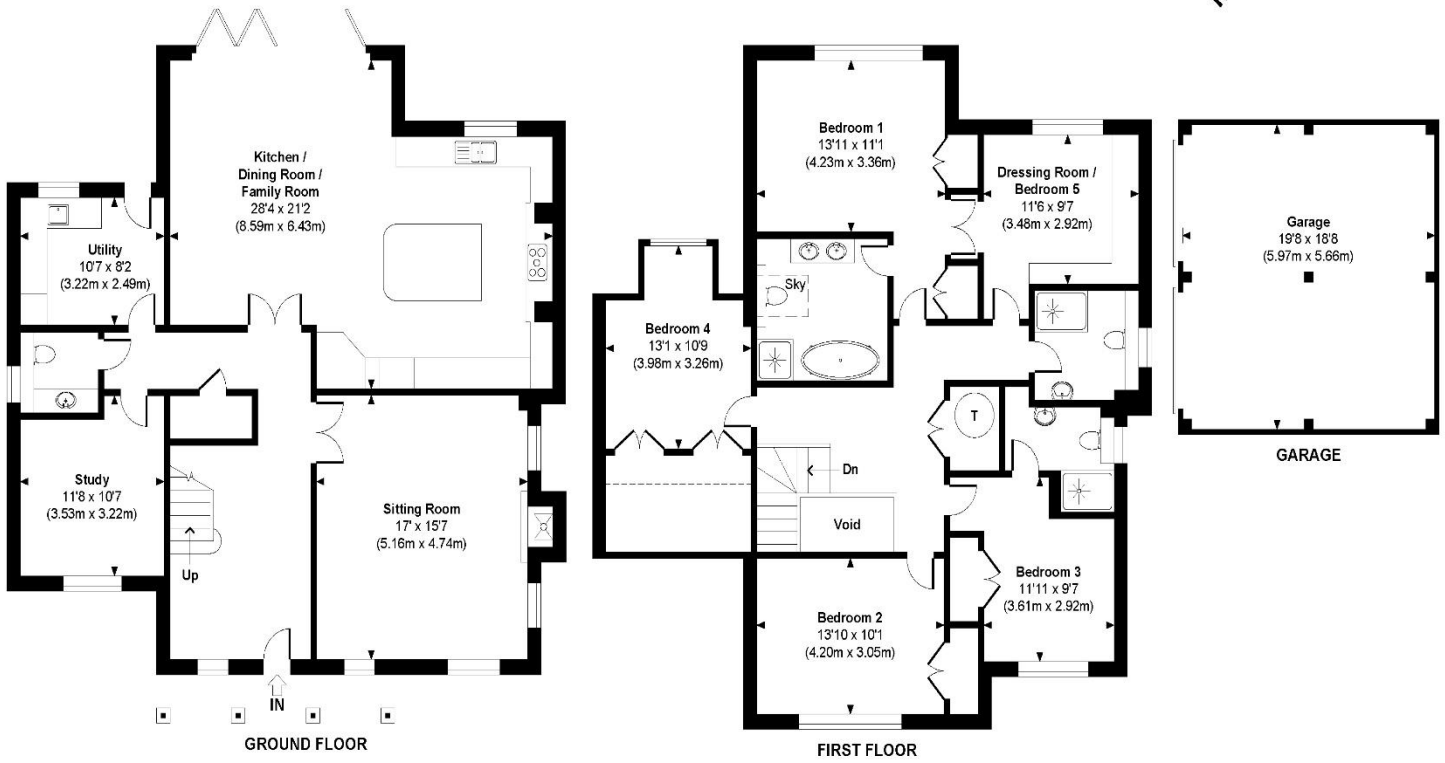
The Warrens is a beautiful family home on a small development in the popular Test Valley village of Awbridge, surrounded by beautiful countryside, ideal for walking, cycling, and riding. Originally comprised a small collection of hamlets and now offers a delightful community spirit centered upon the pretty All Saints Church, the excellent primary school and busy village hall. Ideal for commuters with its easy access to Southampton, Salisbury, and Winchester it is also convenient to the New Forest. The nearby market town of Romsey offers more comprehensive amenities for everyday needs. Facilities include a range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services.

Address: THE WARRENS, AWBRIDGE SO51 0HH

Council Tax Band: "G" - Test Valley
EPC: "B"
Tenure: Freehold

The Warrens

Approximate Gross Internal Area
Main House = 2492 Sq Ft / 231.48 Sq M
Garage = 363 Sq Ft / 33.79 Sq M
Total = 2855 Sq Ft / 265.27 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height but excludes void.



Indicates restricted room height less than 1.5m.

PROPERTY FOCUS

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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