



Plot 2, Woolley Green Farm, Dores Lane, Braishfield, SO51 0QB

Winkworth



EXCEPTIONAL NEW PROJECT

Winkworth are thrilled to offer to the market, this exceptional new build family home, split over two floors. This unique and rare development is located in one of the area's most popular villages with local amenities that include a primary school and two well regarded pubs. The property will be set within circa. 2 acres, with a long private driveway providing ample parking, leading to a detached triple garage. This architecturally designed luxury home will offer contemporary living at its finest, in a truly unrivalled location. The property will boast 2,895 square feet of luxury living accommodation, designed, and curated to maximise panoramic country views and inspire a unique lifestyle, surrounded by nature. The specifications ensure generous room sizes throughout, with some areas featuring high ceilings, and impressive levels of natural light to create a truly remarkable family home. A welcoming double height reception hall which sets the tone and style of the accommodation that follows. The elegant dining room is also set to be double height providing a striking dining space that leads into the open plan kitchen. The kitchen will showcase a bespoke design with integrated appliances, blending style and functionality. The kitchen flows seamlessly into a spacious family room, with doors that open directly onto the patio, perfect for indoor-outdoor living. A more formal sitting room offers breathtaking views, beautifully framed by large glazed doors that also lead out to the patio. Completing the ground floor are a utility room and a convenient WC.

The first floor will feature a galleried landing with expansive glazing, allowing natural light to flood the space. As expected in a home of such high specification, the primary bedroom suite will include a dedicated dressing room with built-in wardrobes, leading through to a luxurious en-suite bathroom complete with a bath and separate shower. The three additional double bedrooms will each benefit from their own high-end en-suites, and built in storage.

Purchasing the land with planning permission is also an option. For more information, please contact Dan Boxall on 01794 511911





The setting of the property is truly impressive, accessed via a long private driveway in a rural location with amenities to be found close by. The property will offer a substantial amount of parking along with a detached triple garage. Located in the sought after village of Braishfield situated to the north-east of the market town of Romsey, which offers most everyday requirements, including a Waitrose Superstore and a good selection of local shops, together with a mainline railway station. The village itself has the benefit of a thriving shop/café, two pubs, a church and primary school plus many local country walks. The larger centres of Winchester and Southampton are close at hand and offer more comprehensive amenities, including cultural and recreational facilities. The property is well placed for commuters to Southampton and Winchester which are both within a 20-minute drive. Trains run from Winchester to London in just over one hour. There is access to the M27/M3 just south of Winchester. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Romsey also offers several excellent schools both in the private and public sector.

Property Specification:

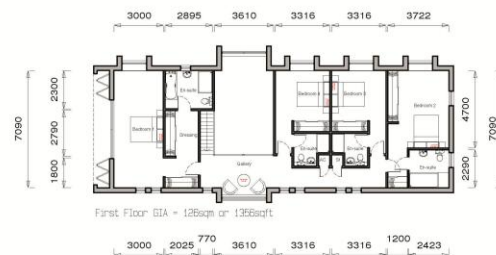
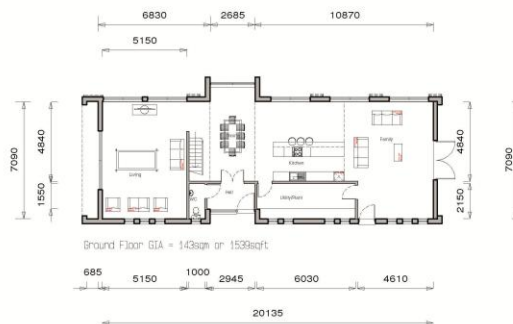
- Tom Howley Kitchen
 - Lusso Stone bathrooms & en-suites
 - Zinc Roof
 - Timber/Steel framed building
 - Utilities:
 - Air Source Heat Pump
 - Sewage Treatment Plant
 - Building work is due to start in July/August 2025 with completion of the project due to take place 15 months later
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- The plot overall is circa. 2 acres
 - CGI's used for illustrative purposes.



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**Address – Plot 2 Woolley Green Farm,
Dores Lane, Braishfield SO51 0QB**

**Council Tax Banding – TBC
Freehold**



NORTH-WEST ELEVATION



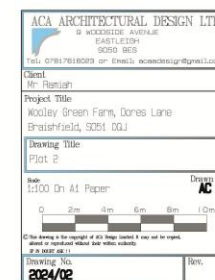
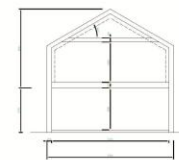
SOUTH-WEST ELEVATION



SOUTH-EAST ELEVATION



NORTH-EAST ELEVATION



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