



The Warrens, Romsey Road, Awbridge , Romsey, Hants SO51 OHH





OUTSTANDING FAMILY HOME

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 centred 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.

Built in a classic style by renowned local developers English Developments this contemporary four/five-bedroom home is truly stunning. Quality, style and light are the watchwords for this wonderful home. The striking exterior leads to the equally impressive interior, which starts in the large entrance hall with oak staircase, which gives just a taste of what is to come with this beautiful home. The ground floor accommodation consists of a large stylish living room with feature fireplace and log burner. The stunning kitchen/dining/family room features bi-fold doors opening onto a large patio area. The modern well fitted kitchen benefits from integrated ovens and a large central island providing the perfect family/entertaining space. The kitchen is supplemented by a useful utility/boot room which provides access to the rear garden. A study/office overlooks the front elevation, a cloakroom completes downstairs. Crittall style internal doors are fitted on the ground floor along with wooden flooring throughout, laid in a chevron style which adds to the overall elegance of this property. To the first floor are four bedrooms, bedroom five having been transformed into a dressing room which is off the principal bedroom, however could easily be changed back to a fifth bedroom. The principal bedroom benefits from a large en-suite with bath and separate shower, bedroom three has an en-suite shower room. The two remaining bedrooms are generous in size and have the use of a luxury bathroom.



Outside, you can't fail to be impressed by the striking exterior of this property, in a setting that has matured beautifully in the two years since it was built. Providing a very private entrance electric gates open to a gravel driveway which offers plenty of parking and access to the double garage. The fully enclosed rear garden is low maintenance with shrubs and specimen trees providing an array of fauna throughout the year, a large patio provides an ideal area for outside entertaining.



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**Address – The Warrens, Romsey Road,
Awbridge, Romsey, Hants SO51 0HH**

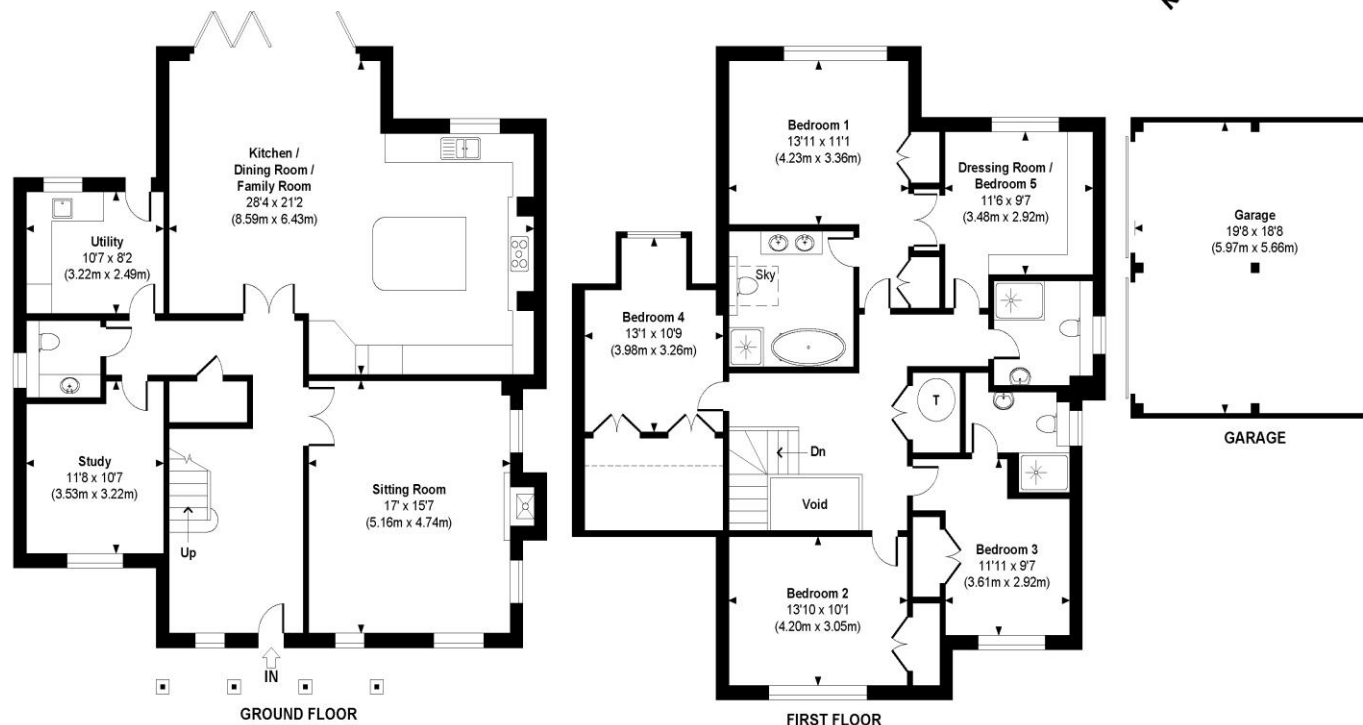
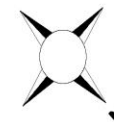
**Council Tax Banding – G
Freehold**



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.



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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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