



## The Cottage, Danes Road, Awbridge, SO51 0HL

OFFERS IN EXCESS OF £900,000 *Freehold*



**Winkworth**





## OUTSTANDING CONTEMPORARY RESIDENCE

The Cottage is a beautiful family home 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.

This handsome family home offers generous proportions throughout along with a stunning garden. When the owners purchased the property six years ago, it was very much a full renovation project, with their vision for the property now fully realised a beautiful family home has emerged. Boasting a large sitting room, kitchen, separate dining room, three spacious bedrooms and two stylish bathrooms, this property has plenty to offer. The ground floor offers a large sitting room with bi-fold doors opening onto a patio with views over the rear garden. The separate dining room overlooks the front elevation with a large feature bay window. The kitchen breakfast room is in a contemporary style with an abundance of counter-top space and a breakfast bar for informal family dining, bi-fold doors open onto the patio that spans the full width of the rear of the property. A cloakroom/utility room completes downstairs. The first-floor features three well-appointed bedrooms, including a principal with its own ensuite bathroom, the remaining two bedrooms share access to a spacious family bathroom. The bedrooms to the front elevation also feature large bay windows.

The renovation works carried out by the current owners have been extensive and include, among other improvements, new double-glazed windows throughout, complete re-plastering, a new boiler and electrics.

The property features a spacious driveway that leads to a detached single garage with electric, offering plenty of loft storage space. Set on 0.4 of an acre, this immaculate garden has been fully re-landscaped by the current owners. The garden has been thoughtfully designed, featuring a generous lawn area bordered by mature planting, raised vegetable beds and fruit cage. The garden is finished with a charming decking area ideal for al fresco dining, whilst being cleverly landscaped to include additional areas to capture the sun throughout the day. The home enjoys a tranquil and private setting.

- Oil Fired Central Heating
- Private Drainage - Sewage Treatment Plant
- Rainwater Harvesting system throughout the garden
- Council Tax band 'F' - Test Valley Borough Council
- Superfast broadband available















Address: The Cottage, Danes Road,  
Awbridge, SO51 0HL

Council Tax Band: F - Test Valley

EPC: D

Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		

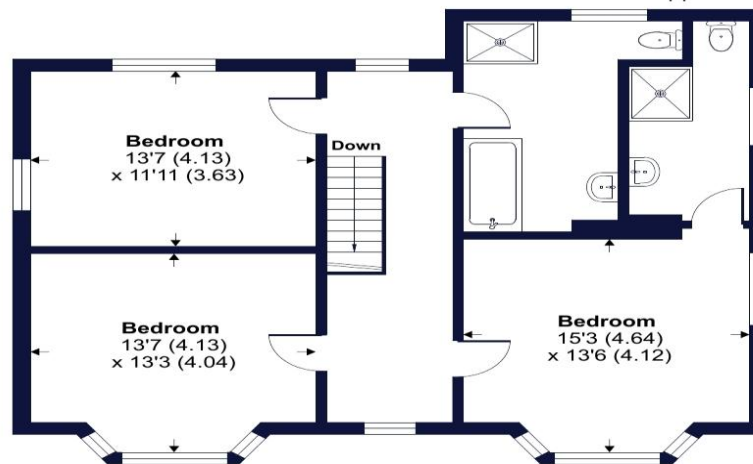
\*The whole property has been renovated since this EPC was completed so the EPC outcome is likely to have changed.



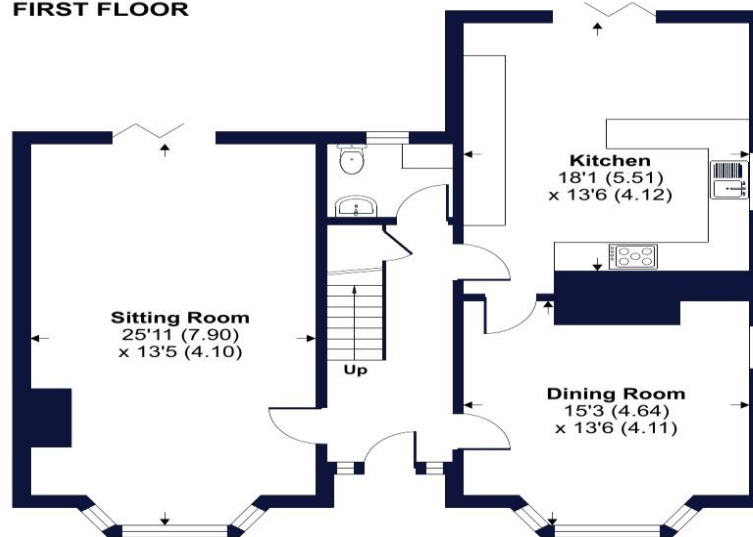
For more information, scan the QR  
code above

## Danes Road, Awbridge, Romsey, SO51

Approximate Area = 1812 sq ft / 168.3 sq m  
Garage = 190 sq ft / 17.6 sq m  
Total = 2002 sq ft / 185.9 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2025. Produced for Winkworth. REF: 1346734

Winkworth

[winkworth.co.uk/romsey](https://www.winkworth.co.uk/romsey)

### winkworth Romsey

18 Market Place, Romsey, Hampshire, SO51 8NA  
01794 511911 | [romsey@winkworth.co.uk](mailto:romsey@winkworth.co.uk)

[winkworth.co.uk/romsey](https://www.winkworth.co.uk/romsey)

### winkworth Winchester

2 Black Swan Buildings, Southgate Street,  
Winchester, Hampshire, SO23 9DT  
01962 866777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

### winkworth Mayfair & Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

Winkworth

See things differently