



Brook House, Crook Hill, Braishfield, Romsey SO51 0QB





BEAUTIFULLY PRESENTED FOUR BEDROOM PERIOD DETACHED HOME

Brook House is located in the highly sought after village of Braishfield. Braishfield is a small village to the north-west of Romsey and has a variety of amenities including two public houses, a junior school a village hall and local shop. Schools for all ages, both state and private, are easily accessible. The larger centres of Southampton and Winchester are both within a 20 minute drive, with the market town of Romsey about 3 miles away.

This wonderful four-bedroom detached family home dates to the mid-1800s and has been lived in by the current owners for in excess of 40 years. The generous and versatile accommodation consists of a kitchen, offering a wide range of eye and base level units which flows through to the large dining room with a lovely feature bay window to the front elevation. The sitting room has an abundance of light from the bay window and further benefits from a unique Adams styles gas flame fireplace. A W.C completes the ground floor. To the first floor, are four double bedrooms all a great size. Currently two of the bedrooms are being used as offices by the current owners. All four bedrooms have use of the bathroom which has been recently modernized to a high standard.

Outside, the property has plenty of off-road parking on the spacious drive. The garden is truly beautiful providing a tranquil space enhanced by the views over Hilliers arboretum. The garden is mainly laid to lawn surrounded by mature planting. There is a patio area close to the property, perfect for al-fresco dining. The property benefits from an incredibly impressive garage which has been used as a mechanical workshop for restoring classical cars by the current owners for many years. The garage is around 2300 square foot, a real asset to the property.

This property has oil fired central heating.

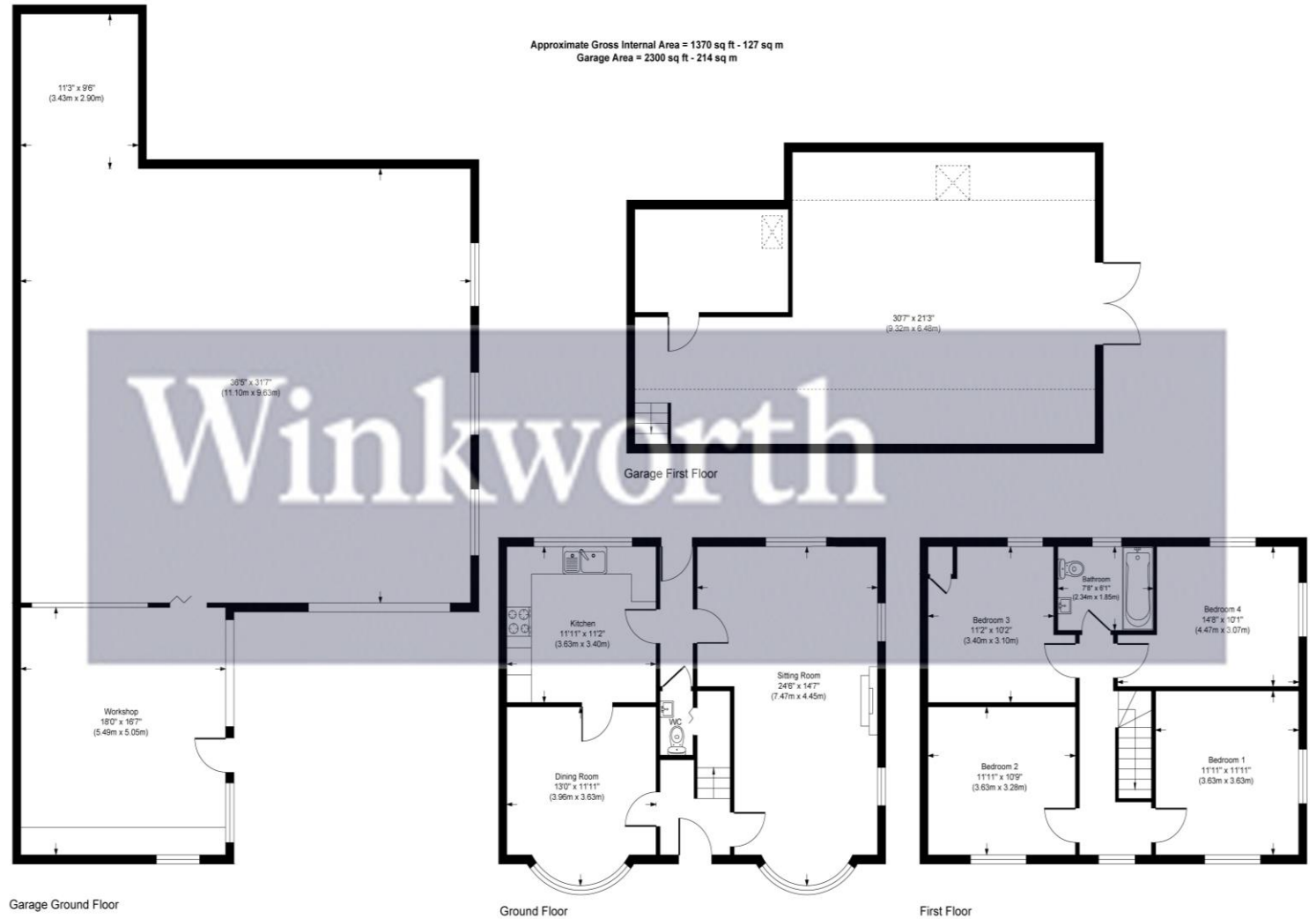




Winkworth

**Address: Brook House, Crook Hill,
Braishfield, Romsey SO51 0QB**

**Council Tax band - 'G'
EPC rating - 'F'**



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards © Outline Photos.

winkworth.co.uk/romsey

winkworth Romsey
18 Market Place, Romsey, Hampshire, SO51 8NA
01794 511911 | romsey@winkworth.co.uk
winkworth.co.uk/romsey

winkworth Winchester
2 Black Swan Buildings, Southgate Street,
Winchester, Hampshire, SO23 9DT
01962 866777 | winchester@winkworth.co.uk

**winkworth Mayfair & Country House
Department**
11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently