



1 The Croftons, Awbridge, Romsey, SO51 0HH

Winkworth





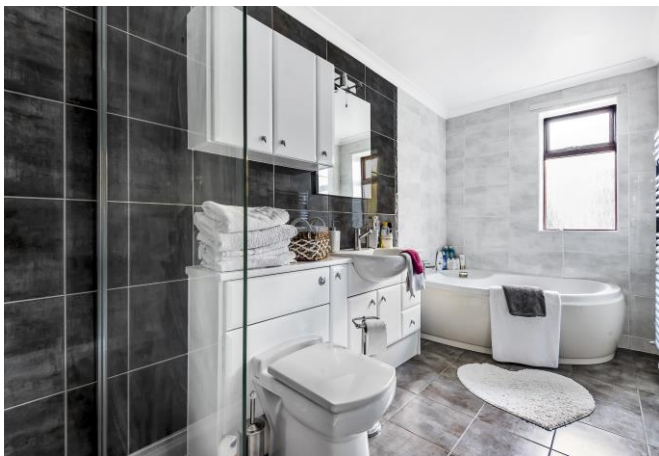
DELIGHTFUL FAMILY HOME

1 The Croftons, forms part of a new gated development in Kents Oak, Awbridge, surrounded by a beautiful development of six luxury houses. This property offers the chance to be part of this exclusive gated community.

Awbridge offers good local amenities with a primary school, village hall and farm shops. A more comprehensive range of amenities and secondary schooling can be found in Romsey (approximately three miles away). There is also a railway station in Dunbridge (some two miles away) providing a local service to Salisbury, Southampton, Eastleigh and Portsmouth. Both Southampton and Winchester are a short drive away and Junction 10 of the M27 is close at hand providing fast links to the New Forest, South Coast, Eastleigh Airport and the M3 to London. The Test Valley is renowned for its beautiful open countryside through which the river and its tributaries flow. Notable local beauty spots include Mottisfont Abbey, Sir Harold Hillier Gardens and Arboretum, Ampfield Wood, Farley Mount Country Park and the New Forest.

This property offers spacious and versatile living throughout and approx. 2,800 square feet of accommodation. There are four double bedrooms, all benefit from en-suite facilities. The kitchen is open plan and leads through to a beautiful conservatory which overlooks the rear gardens. There is a separate utility room and cloak room. The sitting room/dining room features a log burner, in addition to this the property offers a further spacious living room. Completing the accommodation is another reception room which was previously being used as a study.

Outside there is a patio area ideal for entertaining. The remainder of the garden is laid to lawn and surrounded by hedging. As you approach the Crofton development there are electric entry gates that lead to the private driveway with parking for multiple vehicles. There is also a separate double garage.





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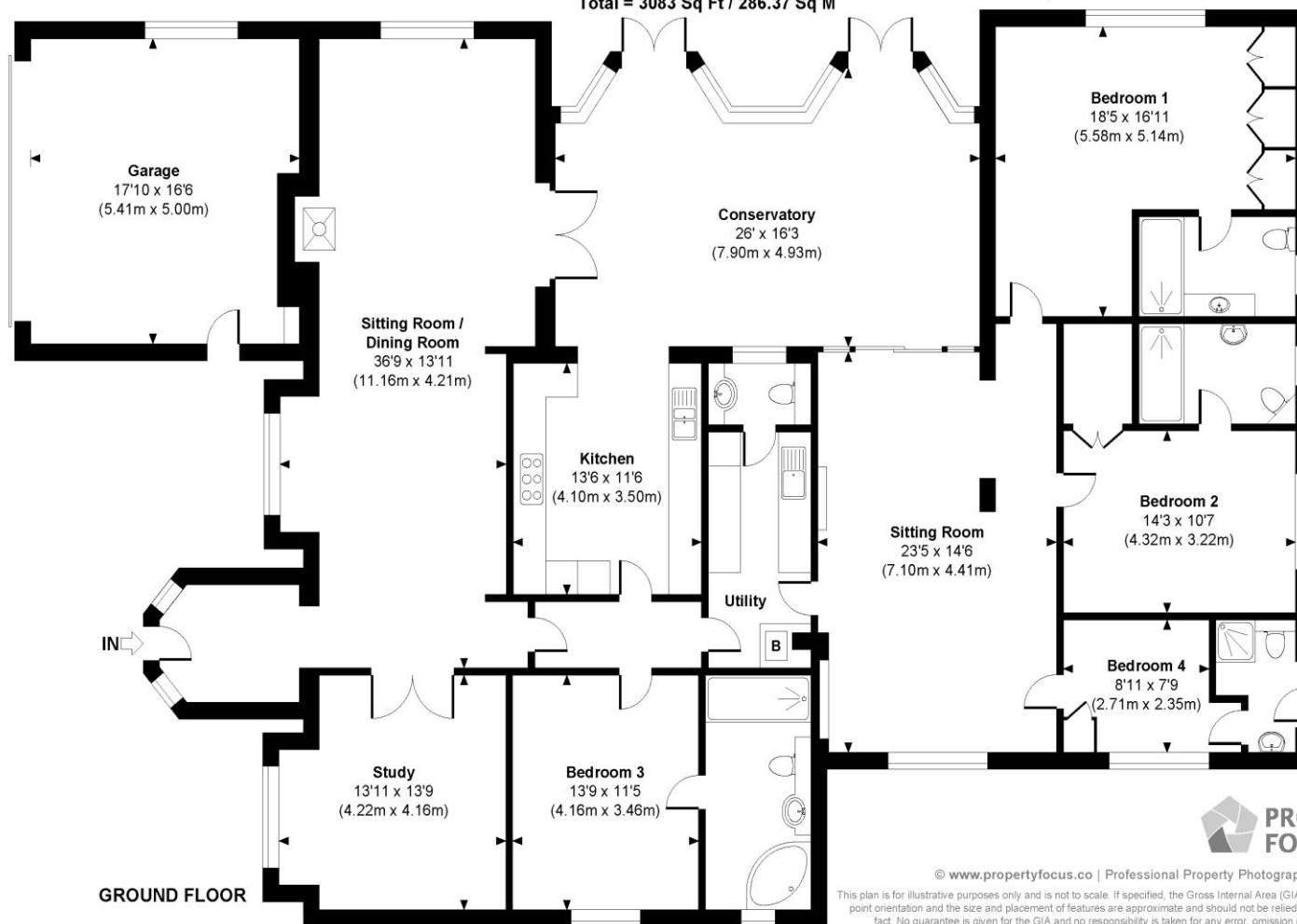
Address: 1 The Croftons, Awbridge, Romsey, SO51 0HH

Council Tax Band: "E"



Crofton

Approximate Gross Internal Area
Main House = 2802 Sq Ft / 260.29 Sq M
Garage = 281 Sq Ft / 26.08 Sq M
Total = 3083 Sq Ft / 286.37 Sq M



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