



Shalbourne Dene

Salisbury Road, Plaitford, Romsey, SO51 6EE

SPENCERS
ROMSEY





A four bedroom detached family home of character located between the established village communities of West Wellow and Landford. The property enjoys stunning elevated views to the rear across neighbouring paddock land and lies close to the boundary of the New Forest National Park.

Ground Floor

Sitting Room, Dining/Reception Room, Study, Kitchen, Cloakroom

First Floor

Four double bedrooms, En suite, Family bathroom

Outside

Double Garage and Driveway, Grounds of Almost One Fifth of An Acre,
Outstanding Elevated Views to the Rear

Guide Price £775,000



FLOOR PLAN

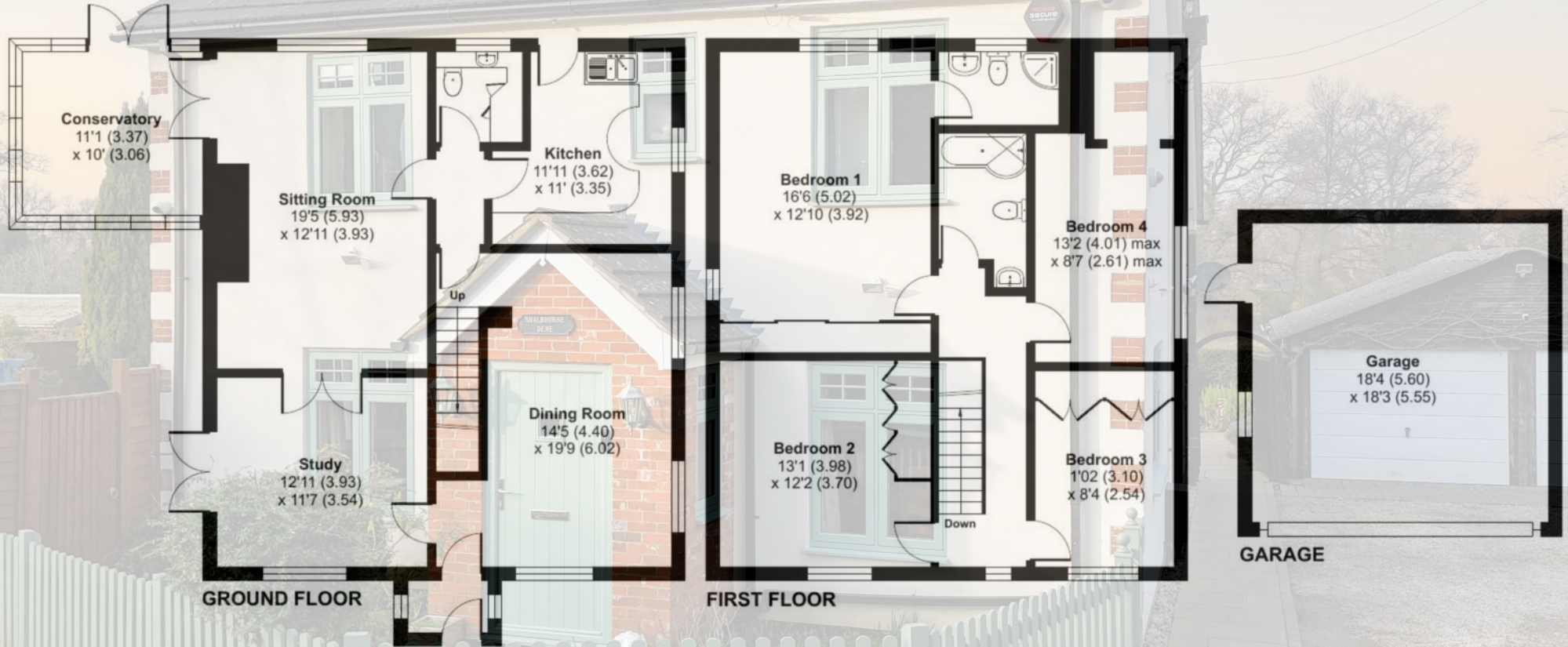
Shalbourne Dene, Salisbury Road, Plaitford, Romsey, SO51

Approximate Area = 1899 sq ft / 176.4 sq m

Garage = 335 sq ft / 31.1 sq m

Total = 2234 sq ft / 207.5 sq m

For identification only - Not to scale





The Property

An impressive, double fronted 1920's family home with additional sympathetic extensions set in the popular village location of Plaitford.

The ground floor accommodation comprises an entrance lobby opening into good size reception/dining room offering options for a variety of uses. An impressive 20' sitting room with feature brick fireplace and inset wood burning stove opens via double doors into a study and a garden room, both of which offer double doors opening into the garden. The double aspect kitchen is set to the rear of the property and features a modern range of fitted units and built-in appliances, as well as an external door opening into the garden. A cloakroom then completes the ground floor layout.

On the first floor, a landing area links to the double aspect main bedroom, three additional double bedrooms and a family bathroom. All the bedrooms benefit from built-in storage, with the main bedroom enjoying stunning elevated views across the rear garden and adjoining fields.



Property Walk Through

Point your camera at the QR code below to view the property walk through





Outside

The property is approached via a driveway off the road, which leads to a private driveway providing off road parking for multiple vehicles and access to the double garage.

Adjoining the driveway is a small enclosed front garden with entrance gate and path leading to the front entrance porch.

The main areas of garden are set to the side of the property, being predominantly laid to lawn with ornamental shrubs and borders. At the back of the garden, a low hedge extends along the rear boundary with lovely views beyond across neighbouring paddock land.

Location

Plaitford is a sought after village set on the northern fringes of the New Forest National Park. The village offers a range of local amenities, including a church, village hall and a popular public house, The Shoe Inn.

The nearby market town of Romsey (6 miles) provides a further range of amenities including leisure facilities, an excellent range of state and private schooling for all ages, a theatre and a range of shops for every day needs, including Waitrose and Aldi supermarkets.

The larger centres of Southampton and Salisbury are accessed via the A36 and the M27 and the cathedral City of Winchester is also within easy driving distance.





Additional Information

Tenure: Freehold

EPC: C Current: 73 Potential: 80

Council Tax Band: F

Local Authority: Test Valley

Services: All mains services connected

Heating: Gas central heating

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

Former granted planning permission for a new double garage with 1 bedroom apartment over

Directions

From the Ower roundabout, take the A36 towards Salisbury. Follow the road for approximately 3.5 miles passing over the mini roundabout and into the village of Plaitford. Turn right immediately before The Shoe Inn into a private driveway and the property can be found on the right hand side as denoted by our For Sale board.

Important Information

Spencers of Romsey would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

A: 7 Market Place, Romsey , SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk