



Newmans Cottage

East Dean, Salisbury, SP5 1HJ

SPENCERS
ROMSEY



River Dun

Pond

Spring

Bench Mark
Cottage

Newmans
Cottage

2.6 Acres

Path (um)

FB

FB

36.9m



EAST DEAN

SALISBURY

Built in 1846, this charming semi-detached period cottage and Garden Lodge enjoy an exceptionally picturesque setting, set within approximately 2.6 acres of stunning landscaped gardens and woodland.

Ground Floor

Entrance Porch, Reception Hall, Sitting Room, Study/Bedroom, Kitchen/Dining/Family Room, Utility, Shower Room

First Floor

Landing, Principal Bedroom with En-Suite Shower Room, Three Additional Bedrooms, Family Bathroom

Outside

Driveway and Parking Area, Raised Timber Garden Lodge with Decked Surround, Gardens and Grounds Extending to Approximately 2.6 Acres.

Guide Price £795,000



3



4



3





The Property

This wonderful home has been the subject of an extensive programme of renovation and enlargement by the current owners, retaining its period charm while offering good size living spaces in keeping with a modern-day lifestyle.

An attractive porch provides access to the main reception hall featuring part-panelled walls, linking to the principal living spaces & a wetroom with shower, basin and WC. The stylish living room offers a lavish space with shelving and storage surrounding a wood burning stove set with a brick recess. Set off the sitting room is a double aspect study/bedroom and an adjoining wet room, accessed from the hallway.

The kitchen/dining/family room forms the hub of the home, offering an excellent space with a part vaulted ceiling and an extensive range of fitted units and appliances together with a Lacanche range cooker featuring a gas hob and both electric and gas ovens, and a large island unit. A large utility/boot room next to the kitchen/family dining room completes the ground floor layout, with both rooms offering doors opening onto the rear terrace and garden.

To the first floor, a landing area links to the principal bedroom offering stunning, elevated views across the grounds to the rear and an en-suite shower room. There are three further bedrooms to this level and a modern family bathroom. All of the bathrooms in the property also feature heated towel rails.



Property Video

Point your camera at the QR code below to view our



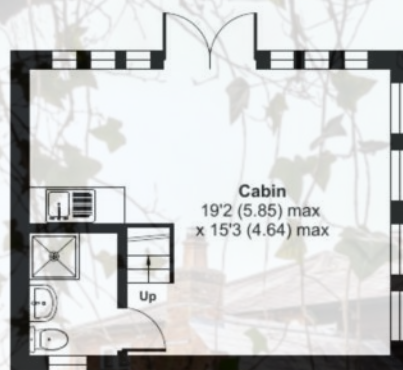




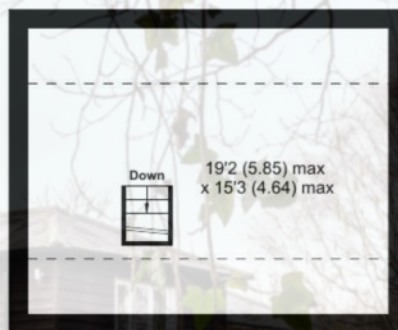
Newmans Cottage, East Dean, Salisbury, SP5 1HJ

Approximate Area = 1694 sq ft / 157.3 sq m
Annexe = 292 sq ft / 27.1 sq m (excludes first floor)
Total = 1986 sq ft / 184.4 sq m

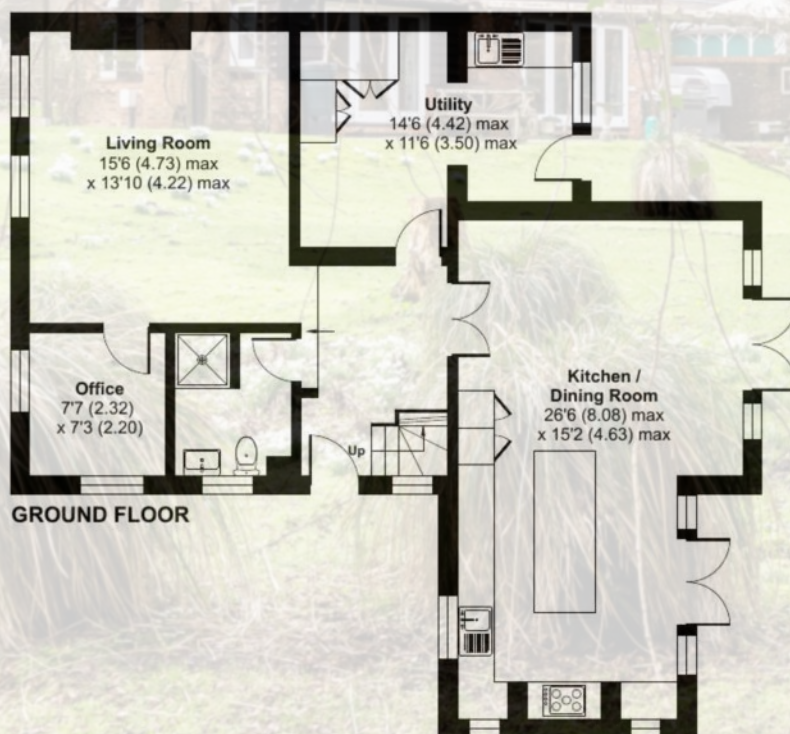
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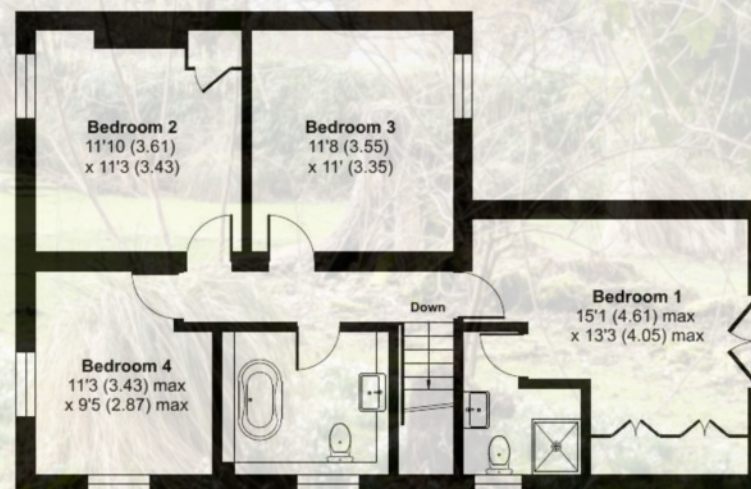
ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



GROUND FLOOR



FIRST FLOOR





Outside

The property is accessed via Oak 5-bar gates opening onto a parking area with space for several vehicles. The grounds are a particularly noteworthy feature, extending to approximately 2.6 acres and comprising a combination of formal gardens and established woodland. The land offers exceptional natural appeal, with a variety of mature trees, seasonal bluebells and orchids, and is further enhanced by multiple natural springs that form streams flowing through the woodland and feeding into a small lake.

Set within the grounds is a striking raised timber garden lodge with a wraparound decked terrace overlooking a pond and the sumptuous surrounds. The lodge features a self-contained, open-plan living space flanked by full-height glazed windows and a wood-burning stove, together with fitted kitchen units incorporating a sink/drainage and space for a fridge, as well as a separate bathroom with basin, WC and electric shower. Steps lead up to a mezzanine sleeping area, making it a fantastic space for family and friends alike. The grounds offer a delightful woodland walk that loops round at the end of the plot and takes in the unique fauna and flora as well as the old canal.

NB. The garden lodge could be used to create additional income, which could be further supplemented by the possible addition of a Shepherd's Hut/s (subject to the relevant planning consents being granted).

The Situation

The property is situated in a rural location near the village of East Dean, offering the tranquillity of countryside living while remaining within reach of Romsey and surrounding villages. East Dean has its own church, while the nearby village of Lockerley provides a Post Office/store and primary school. West Dean railway station, on the Salisbury–Southampton line, offers excellent access to Salisbury and its well-regarded schools, including Godolphin, Bishop Wordsworth's and South Wilts Grammar.

The neighbouring village of West Tytherley benefits from a Post Office/store, public house, primary school, church, village hall, recreation ground and children's play area. The attractive market town of Stockbridge on the River Test and the historic abbey town of Romsey are both approximately ten miles away, while the cathedral city of Salisbury lies around twelve miles to the north.





Additional Information

Energy Performance Rating: D Current: 67 Potential: 71

Council Tax Band: C

Local Authority: Test Valley

Tenure: Freehold

Heating: Air source heat pump and under floor heating to both floors

Services: Mains electric and water

Drainage: Sewage treatment plant

Gas: LPG gas available

Solar Energy: Installed 1.44kW solar panel array

Broadband: Superfast speeds available at the property (Ofcom)

Mobile signal/coverage: Signal may be weaker, buyer to check with their provider



Spencers Property 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 or 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:

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