



17 Dunwood Court

Salisbury Road, Sherfield English, Romsey, SO51 6GR

SPENCERS
ROMSEY





A stunning ground floor retirement apartment forming part of a luxury courtyard development set in 25 acres of tranquil rural grounds. The property lies only 3.5 miles from the historic market town of Romsey and is offered with no chain.

Ground Floor

Entrance Hall, Inner Hallway with Storage, Sitting Room, Open-plan Kitchen/Dining Room, Principal Bedroom with En-Suite, Second Double Bedroom, Family Bathroom

Outside

Communal Grounds, Residents Lounge, Allocated and Visitor Parking



Guide Price £155,000

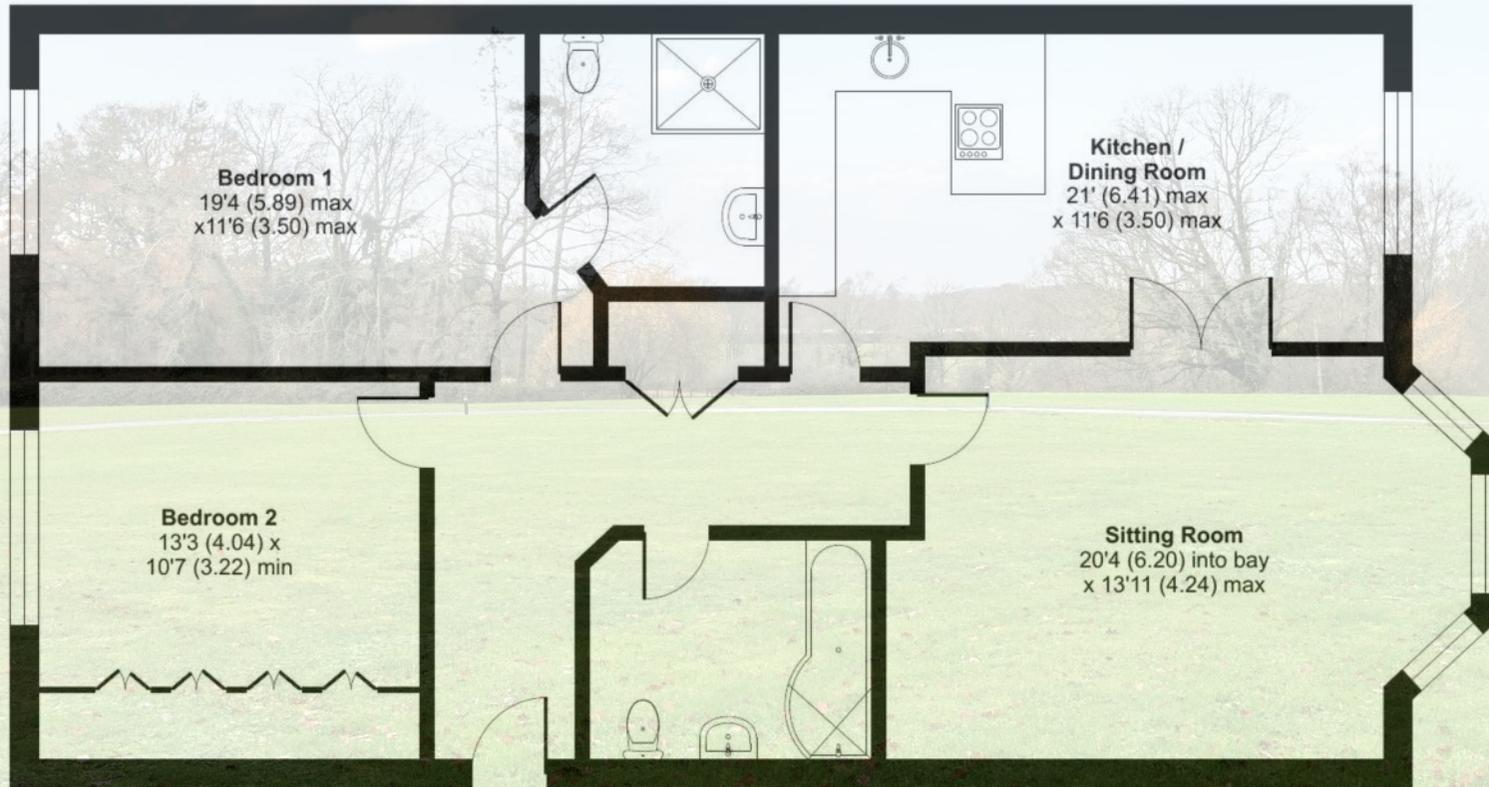


FLOOR PLAN

17 Dunwood Court, Salisbury Road, Sherfield English, Romsey, SO51 6GR

Approximate Area = 1195 sq ft / 111 sq m

For identification only - Not to scale



Bedroom 1
19'4 (5.89) max
x 11'6 (3.50) max

**Kitchen /
Dining Room**
21' (6.41) max
x 11'6 (3.50) max

Bedroom 2
13'3 (4.04) x
10'7 (3.22) min

Sitting Room
20'4 (6.20) into bay
x 13'11 (4.24) max

GROUND FLOOR





The Property

Dunwood Court offers independent, secure and easy living within a luxury courtyard development set in 25 acres of tranquil rural grounds. This stylish ground floor apartment forms part of an exclusive over-65s retirement community and enjoys outstanding views over the surrounding countryside. Forming part of a select collection of just 22 apartments and cottages, it is ideally located, being only 3.5 miles from the historic market town of Romsey.

A secure entry system opens into a well-kept communal hall, with lift access to all floors and a welcoming route to the apartment. Inside, the hallway features a video intercom, subtle wall lighting and ceiling downlights, creating an inviting introduction to the property.

The sitting room is a bright and spacious living area, enhanced by a bay window that frames attractive views across the lawns to the woodland beyond. Glazed double doors lead seamlessly into the kitchen/dining room, which is well appointed with extensive cabinetry, granite work surfaces, a peninsula with induction hob and extractor, and integrated Bosch appliances, all set against an inlaid vinyl floor with ceiling spotlights.

The principal bedroom enjoys views over the front gardens and is complemented by an en-suite wet room, complete with a walk-in shower, vanity unit with illuminated mirror, heated chrome towel rail, full tiling and an emergency pull cord. The second bedroom also overlooks the gardens and benefits from a fitted range of Sharps wardrobes, offering excellent storage.

A contemporary bathroom serves the property, fitted with a P-shaped bath and shower, integrated vanity unit with concealed-cistern W.C., illuminated mirror, heated towel rail and full tiling throughout.



Outside

Outside, the property benefits from allocated parking and additional visitor spaces. Residents have access to two on-site guest suites accommodating up to four people, a welcoming residents' lounge, and extensive, well-maintained communal gardens with beautiful countryside views and numerous seating areas.

Situation

Dunwood Court offers a peaceful rural setting with far-reaching countryside views while remaining conveniently connected. It is well placed for the M27, M3 and A27 road networks, with the market town of Romsey close by. The New Forest National Park is also within easy reach, providing extensive outdoor pursuits and beautiful natural landscapes to explore.



Property Video

Point your camera at the QR code below to view our professionally produced video.





Additional Information

EPC: C Current: 71 Potential: 72

Council Tax Band: D

Local Authority: Test Valley

Current Annual Ground Rent: £250

Current Annual Service Charge: £9,919.81

Lease Length: 108 years remaining

Services: Mains water and electric

Drainage: Public

Heating: Electric

Tenure: Leasehold

Broadband: Standard speeds available at the property (Ofcom)

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

Important Information

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 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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