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# Broad Oaks House, Kiln Lane, Braishfield, Romsey SO51 0PJ

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£2,250,000

- Beautiful Country House
- Rolling Test Valley Countryside Views
- Triple garaging
- Sitting Room
- Principle bedroom with e-suite and dressing room
- One and a half acres of grounds
- Superb specification
- Convenient commutable location
- Grand Entrance hallway
- Amazing 'live in kitchen family room'
- Three further comfortable bedrooms with en-suites





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A splendid recently built Country House commissioned to an exacting specification by the current owners, situated in the glorious Test Valley. Broad Oaks House occupies an elevated position along a quiet Country lane in the requested village of Braishfield, on the outskirts of Romsey, whilst rural the larger commercial centres of Southampton, Winchester and Salisbury are all within a sensible commute.

The construction of the house was commissioned and overseen by the current owners, with very serious consideration given to every detail, resulting a very stylish, low maintenance and practical modern Country House.

The elegant galleried reception hallway sets the tone of light and space, and the generous reception rooms flow off this delightful informal space. The reception rooms all of a generous proportion and benefit from views over the Test Valley. The elegant drawing room offers a formal entertaining space, while the separate dining room can comfortably accommodate a large number of guests.



At the heart of the home is a spectacular bespoke hand built kitchen by Yeo design featuring Miele appliances, sub zero refrigeration and a large central island, this would make a wonderful room for informal gatherings and entertaining. There is also a large study/home office ideal for working from home.

The ground floor is completed by a large and practical utility room running the services of the house, there is also a downstairs cloakroom.



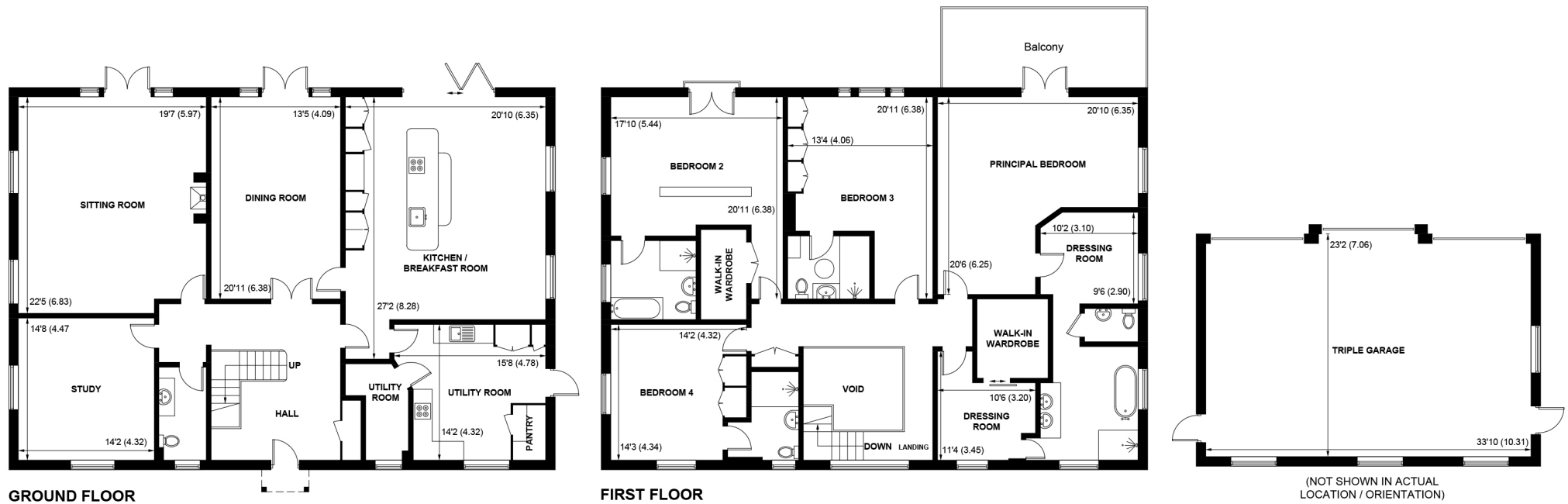




On the first floor, accessed from the spectacular galleried landing, is the principal bedroom suite, which boasts a balcony offering far-reaching views over the grounds and surrounding countryside. Additionally, there is a separate dressing room with a walk-in wardrobe, which could easily serve as a nursery or fifth bedroom, along with an en-suite bathroom. Furthermore, there are three more generous bedrooms, each with its own en-suite bathroom.

The approach is over a gravel driveway leading to ample parking and turning area. Adjacent the house is a triple garage with up and over doors. The remainder of the grounds extend to approximately 1.5 acres and include a covered patio terrace. The majority of the plot is laid to lawn with an array of specimen trees and enclosed by mature hedgerows.





**APPROXIMATE GROSS INTERNAL AREA = 4152 SQ FT / 385.7 SQ M**  
**TRIPLE GARAGE = 761 SQ FT / 70.7 SQ M**  
**TOTAL = 4913 SQ FT / 456.4 SQ M**

**NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©**  
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