



**Pendragon**

*Salisbury Road, Ower, Romsey, SO51 6AN*

**SPENCERS**  
ROMSEY









# SALISBURY ROAD

## OWER • ROMSEY

*An exceptional oak-framed detached family home offering five bedrooms and accompanied by a detached cottage, triple garage, ménage, and approximately 3.5 acres, ideally positioned for access to The New Forest National Park and Southampton.*

### Ground Floor

Entrance Hall, Study, Cloakroom, Sitting Room, Dining Room, Kitchen, Bathroom, Principal Bedroom with En-suite Shower Room, Bedroom four, Dressing Room

### First Floor

Landing, Three Double Bedrooms, Family Bathroom, Mezzanine/Snug

### Outside

Driveway Parking for Multiple Vehicles, Tack Room, Four Stables, Annexe, Triple Garage, Menage, Paddock

***Guide Price £1,500,000***



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## The Property

Built around the turn of the century, Pendragon has been maintained to an excellent standard, showcasing quality craftsmanship and carefully chosen fixtures throughout. Constructed from green oak, the property combines character with thoughtful modern touches, including integrated internal and external sound systems, underfloor heating, and a blend of Amtico, oak, limestone, and marble flooring.

The ground floor offers an inviting flow of accommodation. The hallway leads into the sitting room featuring a vaulted ceiling, fully glazed gable, inglenook fireplace, and a handcrafted oak spiral staircase leading to a galleried mezzanine, currently used as a snug. The well-appointed kitchen/breakfast room opens onto a sun terrace and adjoins a formal dining room, ideal for everyday living and entertaining. The ground floor also includes the principal bedroom with ensuite shower room, a further bedroom, a dressing room, study, family bathroom, and an additional cloakroom.

The first floor continues to impress with a bright and airy landing, which leads to three further generously sized double bedrooms, which are served by a modern shower room.



## Property Video

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













# Pendragon, Salisbury Road, Ower, Romsey, SO51



Approximate Area = 2690 sq ft / 249.9 sq m

Annexe = 814 sq ft / 75.6 sq m

Garage = 481 sq ft / 44.6 sq m

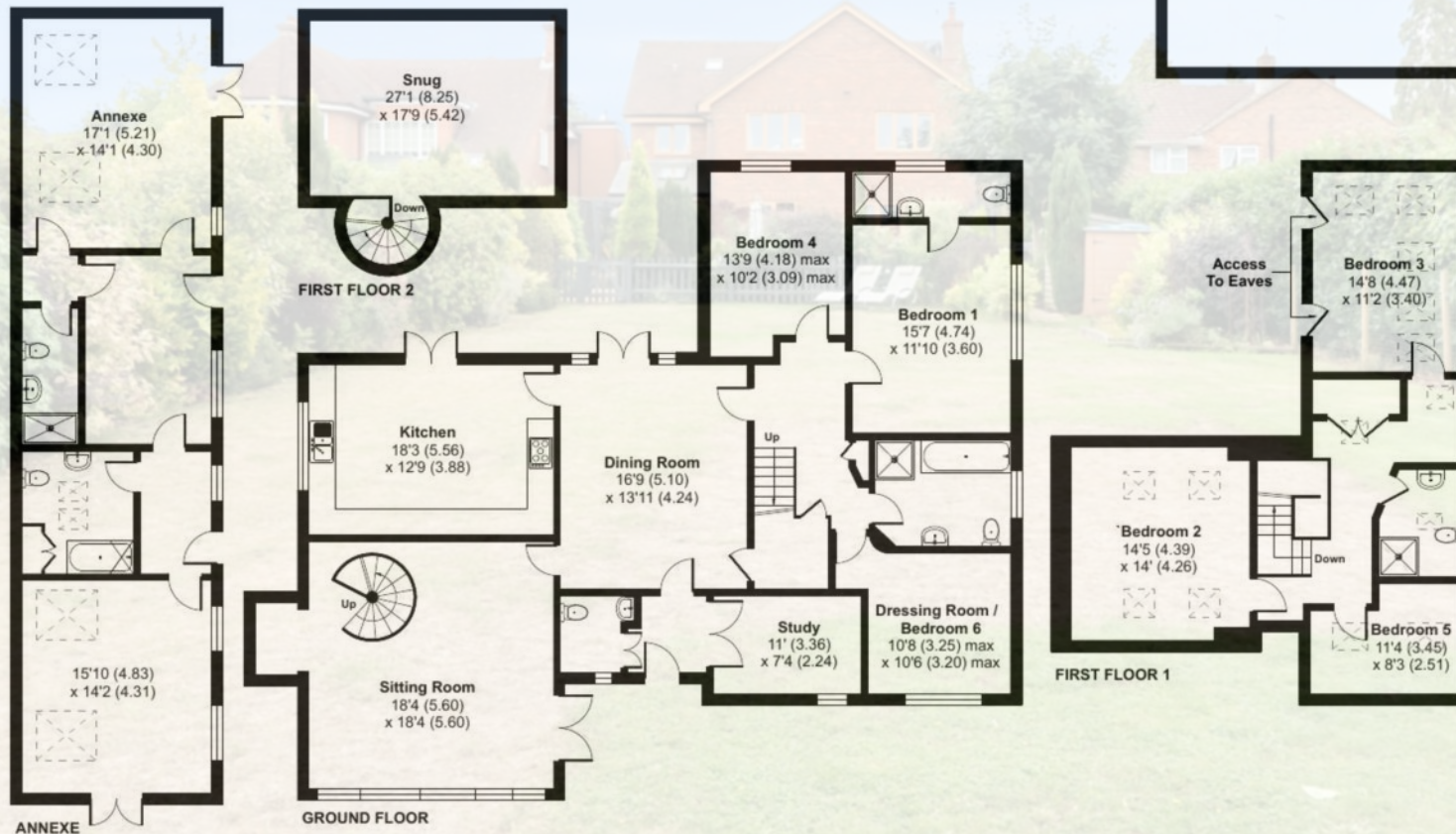
Outbuilding = 899 sq ft / 83.5 sq m

Total = 4884 sq ft / 453.6 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Spencers of the New Forest Ltd. REF: 1335140





## Outside

The property is approached via a private electric gate and a sweeping driveway that provides ample parking and turning space, leading to the main house and the detached Annexe. The Annexe offers versatile ancillary accommodation, currently arranged with a sitting room, kitchen, utility room, bedroom, and bathroom. For equestrian or leisure pursuits, the stable block provides four stables and a tack room, with an additional tack room located near the detached triple garage. The grounds extend to approximately 3.5 acres, comprising a ménage, paddock, and beautifully landscaped formal gardens.

## The Situation

Ower is a small hamlet located about three miles south-west of Romsey, within the boundaries of the New Forest National Park. The area enjoys a number of well-regarded public houses, with a comprehensive range of day-to-day amenities and facilities available in the nearby market town of Romsey. Schools for all ages are readily available, both state and private and there are excellent transport links with easy access to the M27, connecting to Southampton, Portsmouth and Winchester via the M3 to the north. Direct rail links to London are just a short drive away at Ashurst or Totton, while Southampton Airport Parkway provides fast and regular trains to London Waterloo. In addition, Southampton and Bournemouth airports lie within close proximity and are once again, easily accessible by car.











## Additional Information

Energy Performance Rating: A Current: 93 Potential: 95  
Energy Performance Annex: D Current: 58 Potential: 76  
Council Tax Band: G  
Local Authority: New Forest  
Tenure: Freehold

Heating: Air source heat pump  
Services: Mains water and electric  
Drainage: Sewage treatment plant

Solar Energy: The property benefits from 29 solar panels and two 10kW storage batteries

Broadband: Satellite broadband fitted & super fast Broadband speeds available at the property (Ofcom)

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

## Viewing

By prior appointment only with the vendors agents Spencers Property.

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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