



Ivanhoe

Danes Road, Awbridge, Romsey, SO51 0HL

SPENCERS
ROMSEY





IVANHOE

AWBRIDGE • ROMSEY

An impressive five-bedroom detached residence, set within approximately 0.25 acres in the desirable village of Awbridge. Constructed in 2012 to an exceptional standard, the property boasts elegantly finished accommodation throughout, complemented by landscaped gardens, generous off-road parking, a garage, and a separate store.

Ground Floor

Entrance Porch, Reception Hallway, Sitting Room, Study, Kitchen/Dining/Family Room, Utility Room, Cloakroom

First Floor

Principle Bedroom with En-Suite Shower Room, Bedroom 2, Bedroom 3, Dressing Room/Bedroom 5, Family Bathroom

Second Floor

Bedroom 4, Cloakroom

Outside

Ample Off-Road Parking, Garage and Store, Gardens and Grounds Extending To Approximately 0.25 Acres

Guide Price £1,000,000



3



4/5



2





The Property

Upon entering, a welcoming entrance lobby leads into a spacious central hallway, providing access to all principal ground floor rooms. To the front of the property is a versatile reception room, ideal as a family room, home office, or study, complete with an attractive bay window.

The main sitting room offers a bright and airy space with bi-fold doors that open directly onto the rear garden, creating an ideal indoor-outdoor living experience. A wood-burning stove adds a warm and inviting focal point to the space.

At the heart of the home, is the impressive open-plan kitchen/dining/family room. Designed for both everyday living and entertaining, the kitchen area features a contemporary range of fitted units, together with built-in appliances and a substantial island unit. French doors provide further access to the garden, while a separate utility room offers additional practical space. A stylish downstairs cloakroom completes the ground floor.

On the first floor, a generously sized landing with a striking feature window floods the space with natural light and offers a flexible area for a study or reading nook. Four well-proportioned bedrooms are located on this level, including the principal suite which benefits from a luxury en-suite shower room. One of the additional bedrooms is currently configured as a dressing room, showcasing the adaptability of the layout. A luxurious family bathroom with both a bath and separate shower serves the remaining bedrooms.

The second floor provides a further spacious bedroom, along with an additional study area and a convenient cloakroom, making it ideal for guests, teenagers, or working from home.







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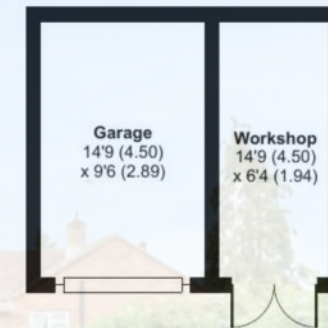
Approximate Area = 2758 sq ft / 256.2 sq m

Garage = 140 sq ft / 13 sq m

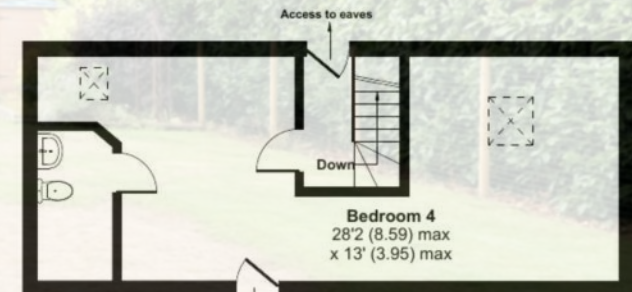
Outbuilding = 94 sq ft / 8.7 sq m

Total = 2992 sq ft / 277.9 sq m

For identification only - Not to scale



GARAGE / OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1326715



Outside

Externally, the property is accessed via a five-bar gate leading to a spacious driveway with ample off-road parking and a double garage.

The generous rear garden is beautifully presented, featuring an extensive paved terrace and decked area adjacent to the house, ideal for al fresco dining and entertaining. The remainder of the garden is mainly laid to lawn and bordered by mature shrubs and hedging, creating a private and tranquil outdoor setting.

The Situation

The property is situated on Danes Road, within the highly sought-after village of Awbridge. This charming village offers a range of local amenities, including a well-regarded primary school, a village hall, and a popular farm shop.

For a wider selection of facilities and secondary schooling, the historic market town of Romsey is located approximately three miles away. The nearby railway station at Dunbridge (around two miles distant) provides convenient rail services to Salisbury, Southampton, Eastleigh, and Portsmouth.

Awbridge also benefits from excellent transport links. Both Southampton and Winchester are within easy reach by car, and Junction 10 of the M27 is close by, offering fast connections to the New Forest, the South Coast, Southampton Airport, and the M3 for routes towards London.

Set within the picturesque Test Valley, the area is renowned for its stunning countryside, traversed by the River Test and its tributaries. Nearby attractions include Mottisfont Abbey (National Trust), the Sir Harold Hillier Gardens and Arboretum, Ampfield Wood, Farley Mount Country Park, and the expansive landscapes of the New Forest National Park.





Additional Information

Energy Performance Rating: B Current: 85 Potential: 9

Council Tax Band: G

Local Authority: Test Valley

Tenure: Freehold

Heating: LPG/Oil, Wood Burner

Services: Electric and Water

Drainage: Private (Septic Tank)

Broadband: Super fast Broadband speeds available at the property (Ofcom)

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

Property Video

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



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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