



Danes Orchard

Danes Road, Awbridge, Romsey, SO51 0GF

SPENCERS
ROMSEY





DANES ROAD

AWBRIDGE • ROMSEY

An Exceptional Neo-Georgian Residence built in 2004 by the current owners. This distinguished residence was designed and constructed to exacting standards, offering over 5,000sqft of beautifully proportioned accommodation.

With its 9.5ft ceilings, handmade coving, architraves and ceiling roses, the home combines timeless design with modern practicality. Set within approximately 2.5 acres, the property enjoys an enviable position in Awbridge, within easy reach of Romsey and Salisbury.

Ground Floor

Reception Hall, Sitting Room, Dining Room, Orangery, Kitchen, Utility Room, Study, Cloakroom

First Floor

Galleried Landing, Five Double Bedrooms, En-Suite, Family Bathroom, Family Shower Room

Outside

Gardens Extending to 2.5 acres, Four-Bay Garage, Annexe Potential, Natural Pond, Enclosed Flower Garden, Drive-way Parking for Multiple Vehicles

Guide Price £1,950,000



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5



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The Property

Ground Floor

Approached through a classical Neo-Georgian porch, the house opens into a magnificent reception hall designed to impress. A central mahogany staircase rises gracefully, dividing at the half landing to form a wraparound galleried landing, with a statement chandelier suspended above to draw the eye upward. The sense of arrival is enhanced by Italian tiled flooring, which continues through much of the ground floor, giving a consistency of finish.

The formal sitting room, measuring an expansive 28'8 x 16'10, is beautifully proportioned. At its heart stands a feature cast-iron fireplace with sash windows from, 'Master Frame, the Bygone Collection', allowing natural light to fill the room. From the Sitting Room, access leads into the orangery, which also links to the dining room and kitchen, creating a wonderful flow between the main living areas. The orangery is a striking room, designed to capture garden views and connect seamlessly with the outdoor environment, while doors open to a private balcony that overlooks the rear grounds.

The dining room provides a formal yet inviting space for entertaining, with shutter doors that allow it to blend into or close off from the orangery as required. The kitchen, commissioned from 'Cooks Kitchen', combines practicality with design integrity. Extensive cabinetry offers plentiful storage, granite worksurfaces provide both elegance and durability, and integrated appliances ensuring the space is suited to modern living. A utility room positioned alongside provides space for laundry and white goods, keeping the kitchen uncluttered and efficient.

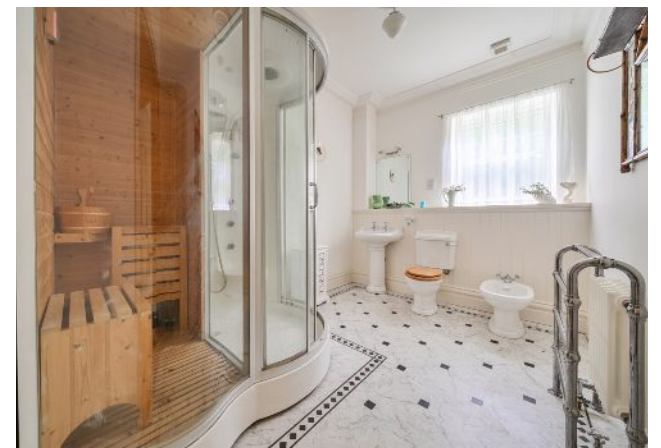
Also on the ground floor is a well-appointed study, ideal for those working from home, and a cloakroom that completes the layout.

First Floor

The galleried landing is a striking feature, allowing views down to the reception hall below while offering access to the bedroom accommodation. There are five double bedrooms, all generously proportioned and benefitting from the impressive ceiling height carried over from the ground floor.

The principal bedroom suite offers a private retreat, served by an en-suite bathroom styled in a period heritage design and fitted with a rolltop bath. The remaining bedrooms are equally well-proportioned, and all are served by a further heritage-style bathroom, also featuring a rolltop bath, alongside a separate shower room.





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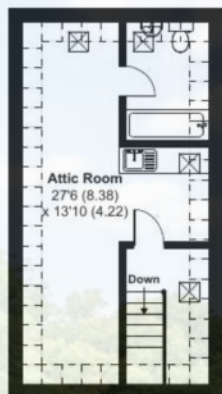
Approximate Area = 3930 sq ft / 365.1 sq m (excludes void)

Limited Use Area = 116 sq ft / 10.8 sq m

Garage = 995 sq ft / 92.4 sq m

Total = 5041 sq ft / 468.3 sq m

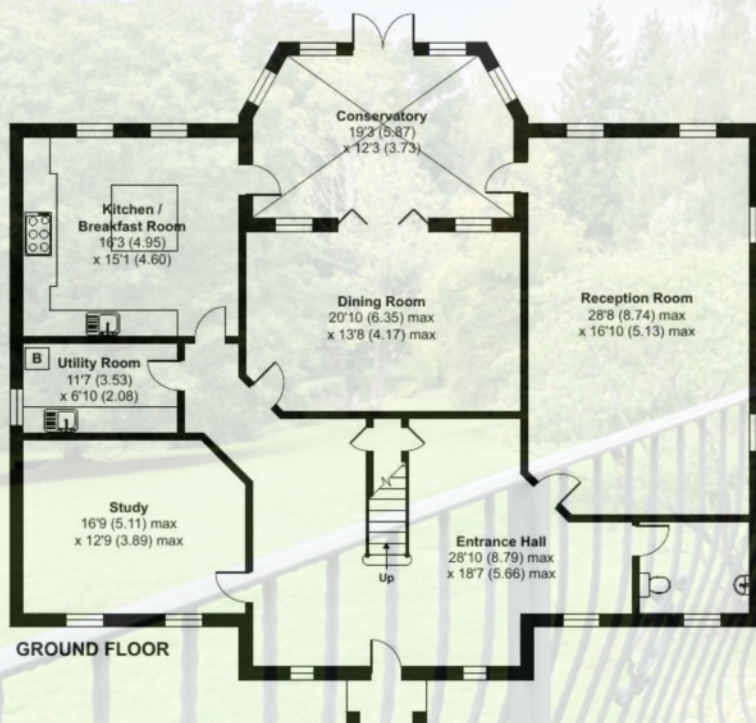
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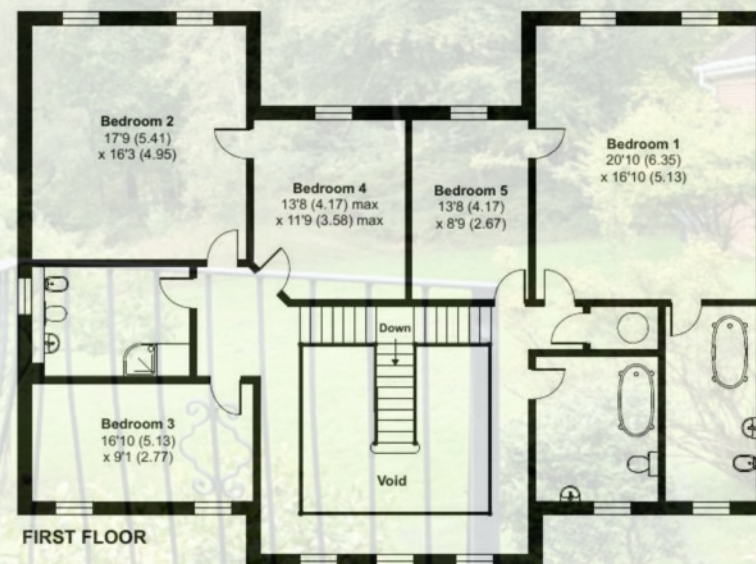
GARAGE FIRST FLOOR



GARAGE GROUND 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: 1355053



Outside

The property is set within grounds of approximately 2.5 acres, extending immediately around the house. A natural pond and an enclosed flower garden, offer space for relaxation and enjoyment throughout the seasons.

Approached via private gates, the sweeping driveway curves through the grounds and arrives at the property, providing both privacy and an immediate sense of occasion. There is ample space for parking, in addition to a substantial four-bay garage which will appeal to car enthusiasts. Above the garage lies an annexe space that has already been converted, offering potential for further refurbishment to suit a variety of needs, whether for guest accommodation, a home office, or studio.

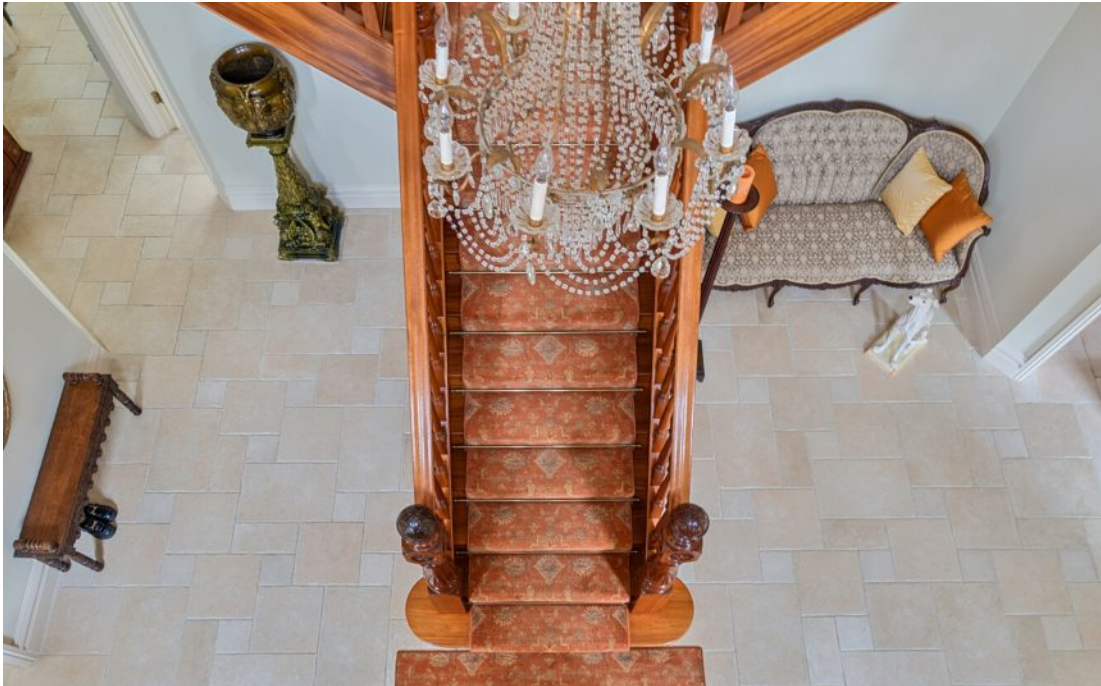
The Situation

Awbridge is a sought-after village nestled within the picturesque Test Valley, known for its tranquil rural charm and strong sense of community. Surrounded by gently rolling countryside, the village offers an ideal balance between peaceful village life and accessibility.

Local amenities include a welcoming village hall, a primary school rated highly for its reputation, and a number of walking trails through nearby nature reserves and woodland, making the area particularly appealing to those who enjoy the outdoors. The River Test, renowned for its chalk stream fishing and natural beauty, lies just a short distance away.

Despite its idyllic setting, Awbridge is exceptionally well connected. The historic market town of Romsey, with its boutique shops, cafés and the magnificent Norman Abbey, is only a few miles away. The cathedral city of Salisbury is also within easy reach, providing a wider range of cultural, educational and retail opportunities. For commuters, the M27 and M3 are both easily accessible, linking the area to Southampton, Winchester and London. Southampton Airport is approximately 25 minutes away, offering both domestic and international flights, while rail connections from nearby stations provide fast services to London Waterloo.





Additional Information

Energy Performance Rating: D Current: 67 Potential: 81

Council Tax Band: H

Local Authority: Test Valley

Tenure: Freehold

Heating: Oil

Services: Mains water and electric

Drainage: Septic Tank

Broadband: Broadband with speeds of approximately 34 Mbps (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:

7 Market Place, Romsey, Hampshire, SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

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