



Bowers Farm

Pound Lane, Plaitford, Romsey, SO51 6EH

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ROMSEY





BOWERS FARM

PLAITFORD • ROMSEY

Bowers Farm is a particularly fine family home offering exceptional entertaining space and wonderfully light-filled accommodation throughout. In recent years the property has been comprehensively extended and remodelled, resulting in a beautifully balanced home that combines high-quality finishes with stylish and versatile living arranged over two floors.

Ground Floor

Entrance Porch • Reception Hall • Sitting Room • Kitchen/Family/Dining Room • Family/Playroom • Study • Utility Room • Shower Room • Cloakroom

Basement/Wine Cellar

First Floor

Principal Bedroom with En-Suite Bathroom • Five Further Bedrooms (Two with an Interlinking Shower Room) • Family Bathroom

Garden & Grounds

Driveway with Detached Triple Garage with Accommodation Above • Summer House/Studio • Gardens and Grounds Extending to Approximately 4 Acres

Guide Price £1,750,000



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The Property

At the heart of the house lies the outstanding Kitchen/Breakfast/Family Room – a truly impressive open-plan space designed for modern family life. Generous in scale and flooded with natural light, this superb room forms the social hub of the home, with wide bi-fold doors opening directly onto the rear terrace and gardens beyond, creating a seamless connection between indoor and outdoor living.

The ground floor layout is both fluid and adaptable, ideal for entertaining as well as everyday family living. In addition to the main living space there are two further reception rooms, providing options for a formal sitting room and a relaxed family lounge, together with a study that is perfectly suited to home working. Practicality is equally well considered with a separate utility/boot room, ample storage and access to the cellar from the ground floor.

Upstairs the accommodation continues to impress, with six well-proportioned bedrooms served by four bathrooms, providing excellent flexibility for family living and guests alike.



Specification

- Air source heating and immersion hot water
- Private drive to have electric gates with shingle finish
- Full Central Heating with TRV radiator Controls
- Zoned UFH System to kitchen and Utility Room
- Heating Phone controlled by App for holiday and advanced heating monitoring
- Real Stone and Slate floors
- Porcelanosa Tiling and Porcelanosa Fittings and Suits
- Duel Wine chillers
- Heated and fan-controlled cellar for wine storage
- Hard wired Cat 6 throughout the home
- Sonos Built in Ceiling speakers ready to connect to clients own amplifiers
- Comms room with Camera access cable and ~Cat 6 distribution panels
- Multi Camera monitoring(Phoner connectable)

Pound Lane, Plaitford, Romsey, SO51

Approximate Area = 3598 sq ft / 334.2 sq m

Annexe = 424 sq ft / 39.3 sq m

Garage = 585 sq ft / 54.3 sq m

Outbuilding = 470 sq ft / 43.6 sq m

Total = 5077 sq ft / 471.6 sq m

For identification only - Not to scale



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.









Grounds & Gardens

Outside, the property continues to impress with its superb range of ancillary accommodation and beautifully established grounds. A substantial triple garage building provides extensive garaging at ground level, with a well-appointed annexe above, creating an ideal and highly versatile space for guest accommodation, independent living, or those seeking a dedicated home office or studio. This self-contained area offers excellent flexibility and complements the main house perfectly.

The gardens and grounds are a particular feature of Bowers Farm, providing a wonderfully private and tranquil setting. Carefully landscaped and thoughtfully maintained, the sumptuous gardens and surrounding grounds extend to approximately four acres, offering a delightful mix of sweeping lawns, mature trees and idyllic outdoor spaces ideal for both relaxation and entertaining. Within the grounds sits a charming summer house, providing a peaceful retreat from which to enjoy the beautiful surroundings.

Altogether, Bowers Farm represents an exceptional country home, combining elegant and spacious accommodation with superb ancillary buildings, all set within magnificent gardens and grounds in a truly desirable setting.



Directions

From Romsey proceed towards Salisbury on the A27. Continue through Shootash and on through Sherfield English. Continue past the playing fields on the left hand side and turn left at the crossroads immediately after into Steplake Lane. Continue for approximately 1.4 miles and turn left into Pound Lane where the property will be found on the right hand side identified by our For Sale board.



Additional Information

Energy Performance Rating: C Current: 72 Potential: 74

Council Tax Band: G

Local Authority: Test Valley Borough Council

Tenure: Freehold

Services: Mains electricity and water

Heating: Oil fired central heating (main house) and air source heat pump (annexe)

Drainage: Private drainage

Broadband: Ultrafast broadband with speeds of up to 1,800 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Situation

Plaitford is found just on the periphery of the New Forest and is located about 6 miles from the centre of Romsey which provides an extremely good range of amenities including leisure facilities, an excellent range of schooling for all ages, both state and private, theatre and a range of shops for every day needs to include two supermarkets. The larger centres of Southampton and Salisbury are accessed via the A36 and the M27 and the cathedral city of Winchester is also within easy driving distance. Southampton Parkway mainline railway station can also be reached within about 20 minutes for fast trains to London (Waterloo).





For more information or to arrange a viewing please contact us:

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