Maple House, Church Lane, Awbridge, Romsey, SO51 0HN

Winkworth

STUNNING FOUR BEDROOM CONTEMPORARY PROPERTY

This beautifully styled family home is one of three executive homes built less than a year ago to the highest of specifications. Located in the popular Test Valley village of Awbridge, the property is surrounded by beautiful countryside, ideal for walking, cycling and riding. Originally comprised a small collection of hamlets and now offers a delightful community spirit centred upon the pretty All Saints Church, the excellent primary school and busy village hall. Ideal for commuters with its easy access to Southampton, Salisbury, and Winchester it is also convenient to the New Forest. The nearby market town of Romsey offers more comprehensive amenities for everyday needs. Facilities include a range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services.

This contemporary four-bedroom home is the embodiment of style and quality, providing a truly stunning property. The striking exterior leads to the equally impressive interior, which starts in the large entrance hall with oak staircase, which gives just a taste of what is to come with this beautiful home. The ground floor accommodation consists of a large stylish living room with feature fireplace, log burner and bi-fold doors opening onto a patio. The heart of the home is centered around the stunning kitchen/dining/family room which features three sets of bi-fold doors opening onto the rear garden, with a superb feature of this room being a three-sided glass log burner. The modern kitchen, fitted with quartz worktops and Neff appliances, benefits from three integrated ovens, fan, microwave and steam, a Quooker tap, water softener, induction hob and wine cooler. The large central island provides the perfect social space for friends and family. The kitchen is supplemented by a useful utility room which provides access to the rear garden. A study/office overlooks the front elevation, a cloakroom completes downstairs. The property benefits from under floor heating throughout. To the first floor are four bedrooms. The principal bedroom benefits from a generous en-suite with bath and separate shower, whilst also having a sizable walk-in wardrobe. In addition to this, bedrooms two and three have en-suites. The remaining bedroom has the use of a luxury bathroom. Each bathroom is fitted with Porcelanosa bathrooms and tiles.

Outside, you can't fail to be impressed by the setting of this property that has matured beautifully in the year since it was built. With rail and post fencing to the front, a five-bar gate opens onto the large driveway with parking for multiple vehicles which leads to the double garage. The fully enclosed rear garden has been beautifully landscaped with shrubs and specimen trees providing an array of fauna throughout the year, a large patio with an 'inside-out' covered area with patio heaters, provides an ideal area for outdoor entertaining.

- Air Source Heat Pump
- Sewerage treatment plant
- Ultrafast Broadband Available
- Solar panels fitted to the roof

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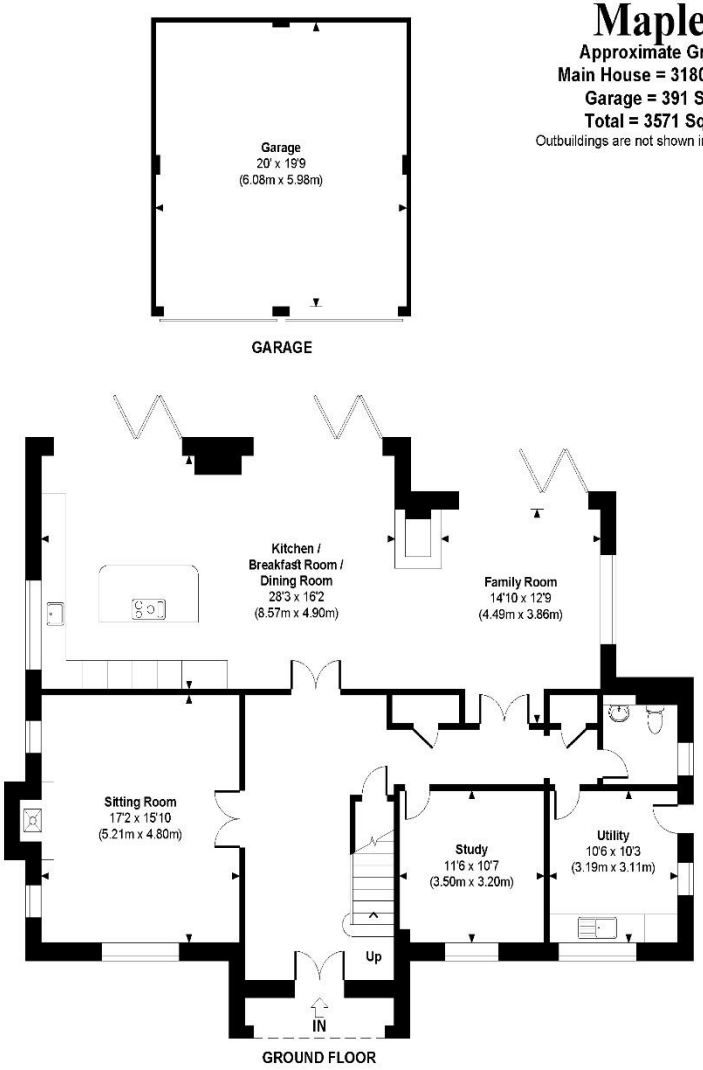
Address: Maple House, Church Lane, Awbridge, Romsey SO51 0HN

Council Tax Band: 'G'
EPC: 'B'
Tenure: Freehold

Maple House

Approximate Gross Internal Area
Main House = 3180 Sq Ft / 295.38 Sq M
Garage = 391 Sq Ft / 36.36 Sq M
Total = 3571 Sq Ft / 331.74 Sq M
Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

winkworth.co.uk/romsey

Winkworth Romsey
18 Market Place, Romsey, Hampshire, SO51 8NA
01794 511911 | romsey@winkworth.co.uk

winkworth.co.uk/romsey

Winkworth Winchester
2 Black Swan Buildings, Southgate Street,
Winchester, Hampshire, SO23 9DT
01962 866777 | winchester@winkworth.co.uk

Winkworth Mayfair & Country House Department
11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

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