



The Lichen, Newport Lane, Romsey, Hampshire, SO51 OPL

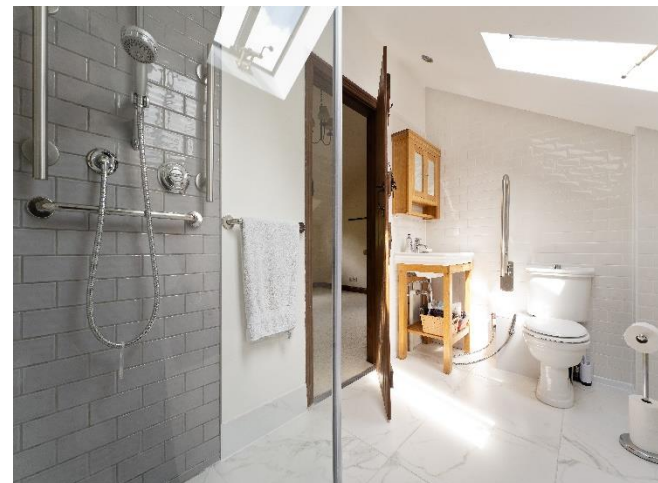
Winkworth



IMPRESSIVE RESIDENCE IN SOUGHT AFTER VILLAGE LOCATION

This outstanding property is located in a quiet and peaceful country lane within the desirable Test Valley village of Braishfield. Braishfield, is a small, but much sought after thriving village to the north-west of Romsey. Local amenities include an Ofsted rated 'good' junior school, village hall, social club, recreation ground, award winning village shop and two family friendly public houses. A wider range of amenities can be found in the nearby market town of Romsey. Beautiful countryside is on the doorstep offering plenty of countryside pursuits including, walking, cycling and horse riding. The property is well placed for commuters to Southampton and Winchester which are both within a 20-minute drive. Trains run from Winchester to London in just over one hour. There is access to the M27/M3 just south of Winchester. Winchester is also highly renowned for its outstanding educational establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Romsey also offers several excellent schools both in the private and public sector.

This beautifully presented property has been updated and sympathetically extended by the current owner over several years, a quintessential chocolate box cottage from the outside opens to a spacious, contemporary five-bedroom home with plenty of stunning features on the inside. The ground floor accommodation is extremely generous and offers total flexibility as to its use. The property has a total of five reception rooms, essentially set up as two wings. We will start in the sizeable living room with feature stone fireplace, this room leads through to two further reception rooms. In the 'east wing' is the bar/family room a wonderful space, with exposed roof beams and bi-fold doors opening onto the rear garden, the separate home office is accessed from this room. There is a formal dining room, plus a family room linked to the kitchen which has a beautiful glass ceiling flooding the room with light. The kitchen is sleek in its design with contemporary units, a four oven Aga and a lovely feature oak beam. A rear lobby provides access to the kitchen, utility room and downstairs wet room. Two cloakrooms are also on the ground floor. The 'west wing' has a wraparound porch, a unique and pleasing feature.



On the first floor are five bedrooms, the principal being en-suite with a separate dressing room. As well as the remaining four bedrooms there are two bathrooms.

Outside the gravel driveway offers plenty of off-road parking and leads to the integral garage. The front garden is bordered by mature hedging and features a tranquil raised koi carp pond with a bubbling monolith. The West facing rear garden is a lovely relaxing space, with a limestone patio and a lawned area surrounded by a variety of native planting, the garden has the added delight of backing onto meadow, ponds and woodland, some of which has protected status. Beyond this are the fields of the neighbouring farms.

- Oil boiler and Mains drainage
- Council tax band 'F' Test Valley Borough Council £3,040.74
- Superfast Broadband available
- Vendor is suited





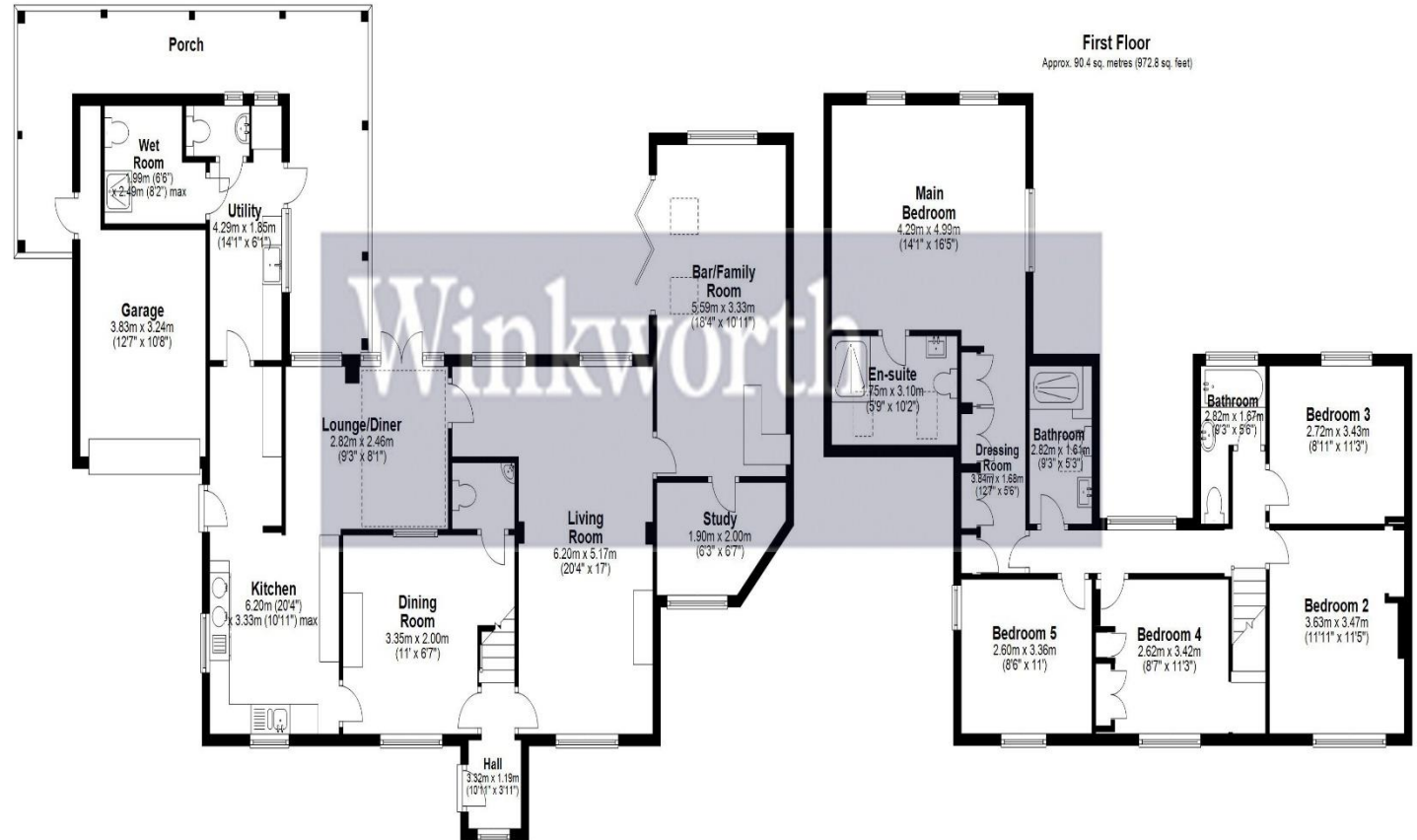
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Address: The Lichen, Newport Lane, Romsey, SO51 0PL

**Council Tax Band: 'F' TVBC
EPC: TBC
Tenure: Freehold**



Ground Floor
Approx. 120.7 sq. metres (1299.6 sq. feet)



First Floor
Approx. 90.4 sq. metres (972.8 sq. feet)

Total area: approx. 211.1 sq. metres (2272.4 sq. feet)

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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