



Orchard House, Lockerley Green, Lockerley, Romsey, SO51 0JN

Winkworth



SUPERB FAMILY HOME SITUATED OVERLOOKING LOCKERLEY GREEN

Lockerley is a much sought-after village which lies on the southern bank of the river Dun. The nearest town is Romsey, approx. 5 miles away and the village is about 13 miles from Salisbury. Lockerley itself offers a shop, vibrant village hall, a garage, primary school and 2 churches. Romsey offers more comprehensive facilities as do the larger centres of Southampton, Salisbury and Winchester, all within easy motoring distance. The Wessex Main Line There is a train station at the neighbouring villages of Dunbridge and West Dean that links to the Wessex Main Line. There are many beautiful country walks from the doorstep.

This detached family home has been occupied by the existing owner for approximately 50 years and was built circa. 1910. Having been extended over the years, Orchard House is incredibly spacious and boasts versatile accommodation throughout. The ground floor consists of a living room to the front elevation with a beautiful bay window, the hallway leads to the dining room, which in turn leads onto the kitchen and then into a further reception room to the rear which could be utilised as further living room/snug or an office/study, this is a lovely space as it overlooks the rear garden through patio doors. Behind the kitchen is a utility area, shower room and a small lobby from where there is access to the garden. Stairs lead to the first floor where there are four generous bedrooms and a family bathroom.

Outside the property is approached via private driveway which provides parking for multiple vehicles, leading to the integral single garage. The plot itself is approximately 0.2 of an acre of wonderfully maintained gardens. The large rear garden provides a beautiful outlook and is mainly laid to lawn with some mature hedging, the garden leads down to the river, providing a wonderful tranquil setting. There is an outbuilding half way down the garden which could be converted to a home office should it be required.





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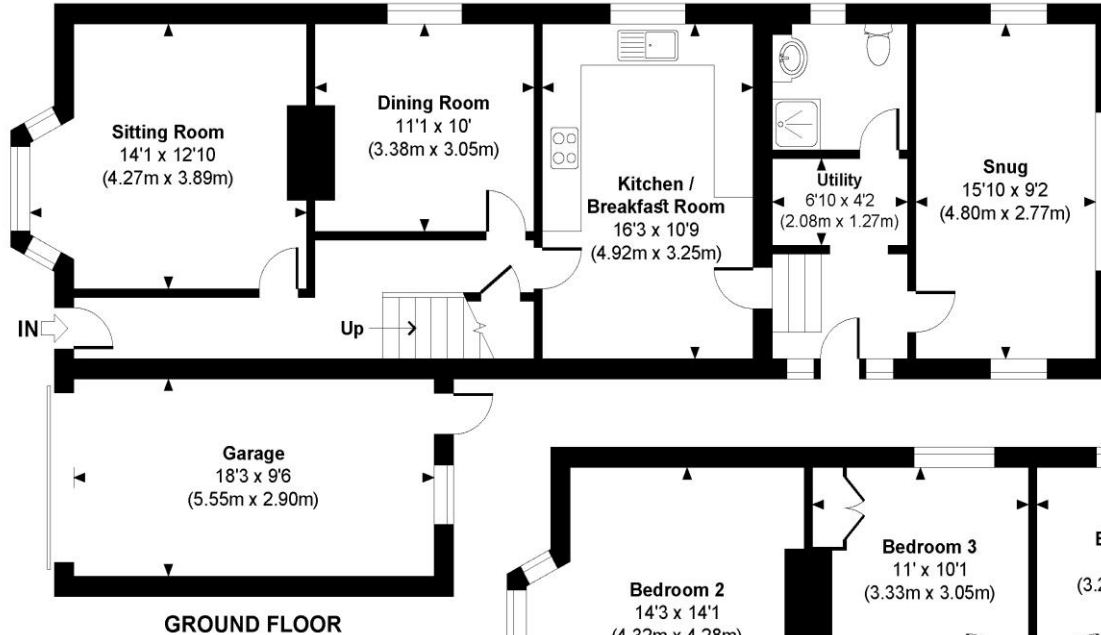
Address – Orchard House, Lockerley Green, Lockerley, Romsey, SO51 0JN

Council Tax Banding – F

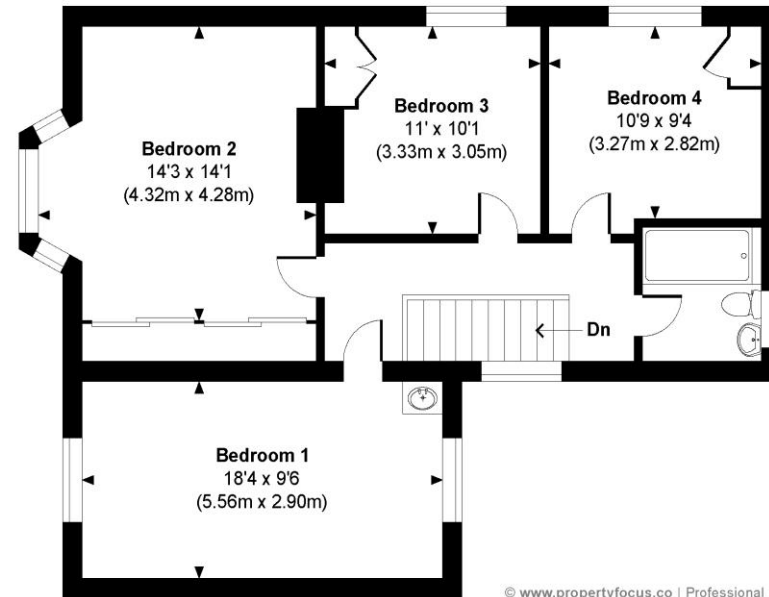


Orchard House

Approximate Gross Internal Area
Main House = 1623 Sq Ft / 150.75 Sq M
Garage = 174 Sq Ft / 16.15 Sq M
Total = 1797 Sq Ft / 166.90 Sq M



GROUND FLOOR



FIRST FLOOR



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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.

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