



# Broad Oaks House

Kiln Lane | Braishfield | Hampshire | SO51 0PJ

**WOOLLEY  
& WALLIS**



Guide Price £2,250,000

Broad Oaks House is a wonderful family home with far reaching views and grounds of about 1.5 Acres.



## The Property at a Glance

- | A remarkable family home
- | 4,230sqft of luxurious accommodation
- | 'Live-in' Kitchen/Breakfast Room & Separate Utility/Boot Room
- | Three Reception Rooms & Four Bedroom Suites
- | Smart home/technology
- | Green credentials
- | Grounds of about 1.5 acres & Triple Garage
- | Incredible views over adjacent countryside
- | Envidable village location

## Property

Built in recent years by the owner occupier, this smart (in every sense of the word) property sits on the edge of Braishfield, a popular village with a host of amenities and a thriving community.

Village activities organised include Yoga Classes, Pilates, an Art Workshop, Rugby Tots, Short Tennis, Garden Club, Flower Arrangement Society and even a Parish magazine. All alongside amenities including Primary School, Recreation Ground, 2 Public Houses, Village Hall with Village Shop and for those that are more active you'll find plenty of long-distance walking routes, short circular walks, adventures through ancient woodlands and quaint pretty villages are on all the doorstep.

The property itself offers superb accommodation of almost 4,250sqft set out over two floors and finished to the highest specification and presented in first class order. The layout is well conceived and the principal reception rooms are well orientated, engaging particularly well with the gardens and terrace to the South East. The whole house is effortlessly bright, partly down to the orientation and partly due to the materials and colour schemes being used. One of our favourite spaces is the kitchen/breakfast room (accounting for almost 475 sqft), not only does it benefit from the adjacent, covered terrace but, this space combines the best of style and practicality. Hand made by Yeo Design (<https://yeodesign.co.uk/projects/>), the most fabulous kitchen with Miele appliances, Sub-Zero (<https://subzero-wolf.co.uk/appliance/wine-storage-5>) refrigeration, two Quooker (<https://www.quooker.co.uk/>) taps and a large island with intuitive lighting.





So, there are incredible entertaining space inside the house and, a choice of other rooms and intimate spaces for those needing a little peace and quiet. Upstairs is equally as strong, with there being a luxurious principal bedroom suite (almost 800sqft), and three other double bedrooms, each with built-in storage and stylish en-suite facilities.

This home has been meticulously designed and constructed, from the layered lighting to the orientation, balance and materials used. Simply put, Broad Oaks House is a stunning success complimented by an equally inspiring location. A delightful and secluded position with almost all round views of beyond the gardens and adjacent farmland. Stunning countryside walks are on the doorstep and of course the market town of Romsey and the larger commercial centre of Winchester is conveniently nearby.

Outside there is plenty of parking and an attractive circular driveway plus, a triple garage- it may be possible to convert this building into further accommodation if required subject to gaining the necessary planning consents. The gardens and grounds extend to approximately 1.5 acres. The rear gardens are laid with lawn and bordered to one side with mature hedgerows and specimen trees. There are well tended flowering shrub beds and the property enjoys far reaching views over the adjoining Test Valley countryside.

This remarkable home needs to be seen to be believed. Should you have any queries or, would like to book a viewing please contact either Dougal Trentham or Ben Hibberd on 01794 512129.



### **Situation**

Braishfield, a small village to the north-west of Romsey, is quietly situated and provides facilities to include two public houses, junior school, village hall and popular village shop. Schools for all ages, both state and private, are readily available. The larger centres of Romsey and Winchester are both within a 20 minute drive, with the city of Southampton about 8 miles distant.

### **Directions**

Leaving Romsey in a North Easterly direction heading up the A3090, turn left into Braishfield Road. Continue straight over the roundabout, past The Dog & Crook public house and turn left into Kiln Lane. Just before the turning to Newport Lane, Broad Oaks House in the first house on the left hand side.

### **Services**

Main water and electricity. Private drainage. Heating via air source heat pump.

### **Council Tax**

Test Valley Borough Council - Band F

### **Viewings**

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



**Broad Oaks House, Kiln Lane, Bralshfield, Romsey, Hampshire SO51 0PJ**

**Gross Internal Area (Approx.)**

**Main House = 393 sq m / 4,230 sq ft**

**Garage = 71 sq m / 764 sq ft**

**Total Area = 464 sq m / 4,994 sq ft**



| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Metering is not a legal requirement<br>90-100 <b>A</b><br>81-89 <b>B</b><br>69-80 <b>C</b><br>55-68 <b>D</b><br>39-54 <b>E</b><br>21-38 <b>F</b><br>1-20 <b>G</b> |           |
| 86  | 97        |
| For energy efficient - higher ranking costs<br>England, Scotland & Wales EU Directive 2002/91/EC  |           |



**Garage**



**Ground Floor**



**First Floor**

**Important Notice:** This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2023.

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