



Stanbridge House

Old Salisbury Lane | Romsey | Hampshire | SO51 0GD

**WOOLLEY
& WALLIS**

Guide Price £1,750,000

An imposing detached country residence set within grounds of 7.61 acres.

The Property at a Glance

- | Detached House
- | Kitchen & Utility Room
- | Three Bedroom Annexe
- | Paddock
- | Several Outbuildings
- | Four Reception Rooms
- | Five Bedrooms & Three Bathrooms
- | Extensive Gardens
- | Double Garage

Stanbridge House offers a truly rare opportunity to purchase a substantial detached country house. The property dates back to the 1920's and its clean white elevations offer a nod to the art deco fashions of that period. The property is a home of two halves, the main house and annexe. The main house, as you would expect has excellent proportions, not only in the principal reception rooms but throughout. All the rooms have large windows flooding the house with natural light and offering views out over the glorious gardens. This home has some unique architectural features such as the conical ceiling in the kitchen/breakfast room which adds a touch of drama. Upstairs like on the ground floor the proportions are great, flooded with natural light and with those wonderful views. With five bedrooms and three bathrooms it has the space and facilities for modern family living.

The Annexe

So often the annexe is considered the poor relation to the main house but in this case, although smaller it certainly won't disappoint. Arranged over two floors, the ground floor has an open plan kitchen/living room, a further room that depending on needs could be a third bedroom or further reception room. There are two double bedrooms upstairs and bathrooms on both the ground and first floors.

The Grounds

The extensive grounds surround the house and extend to 7.61 acres. The formal gardens are a riot of rhododendrons and mature trees with extensive lawns to both the front and rear of the house. Beyond the rear gardens is a paddock which is approximately 4 acres and is perfect for grazing and is studded with mature conifers providing interest and shade. The paddock is complimented by a barn and further outbuilding. In addition, there is also a tennis court that needs attention, an internal courtyard between the main house and annexe, a double garage and a gated driveway.





Situation

Positioned between the village of Awbridge, and the small hamlet of Shootash, approximately 3 ½ miles to the north-west of Romsey and is conveniently placed for access to all major parts. Romsey itself provides shops for everyday needs, leisure facilities, theatre, and schools for all ages both state and private. Access to the motorway network at junction 2 and 3 can be reached within about a 10 minute drive and the major centres of Bournemouth, Salisbury, Winchester and Portsmouth are within easy commuting distance. Southampton Parkway mainline railway station can also be reached within about 20 minutes for fast trains to London (Waterloo).

Directions

From Romsey take the A27 towards Salisbury. On reaching the crossroads at Shootash turn right into Danes Road. Continue for a short distance taking the first right into Old Salisbury Lane where Stanbridge House will be found immediately on the right hand side.

What3words ///cages.wager.wheels

Services

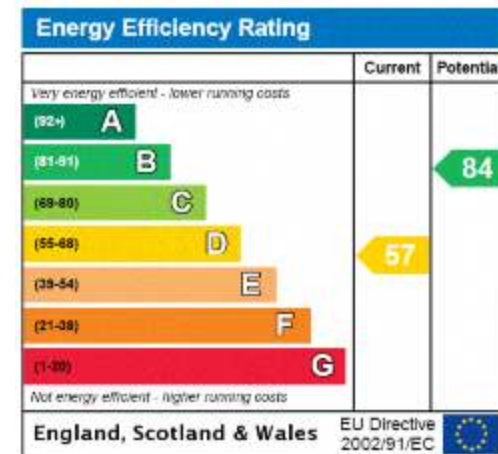
Main electricity and water. Propane gas. Private drainage.

Council Tax

Test Valley Borough Council - Band G

Viewings

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



4-6 Bell Street | Romsey | Hampshire | SO51 8ZN |
 01794 512129 romsey@w-w.co.uk | www.w-w.co.uk

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Approximate Gross Internal Area

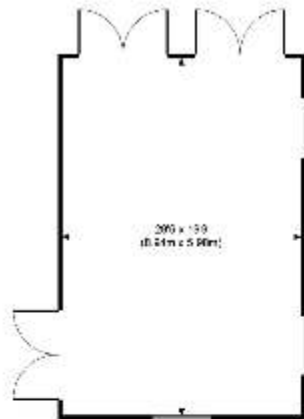
Main House = 5085 Sq Ft / 472.39 Sq M Garage = 424 Sq Ft / 39.35 Sq M

Barn = 575 Sq Ft / 53.46 Sq M Green House = 278 Sq Ft / 25.80 Sq M

Stores = 635 Sq Ft / 59.02 Sq M Eaves = 300 Sq Ft / 27.87 Sq M

Total = 7297 Sq Ft / 677.89 Sq M

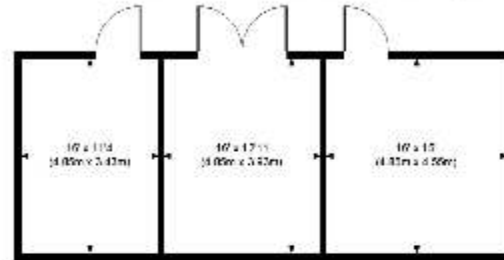
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height but excludes void.



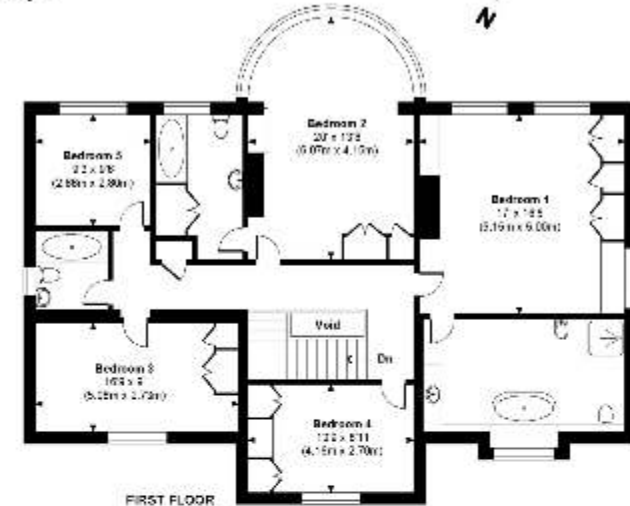
BARN



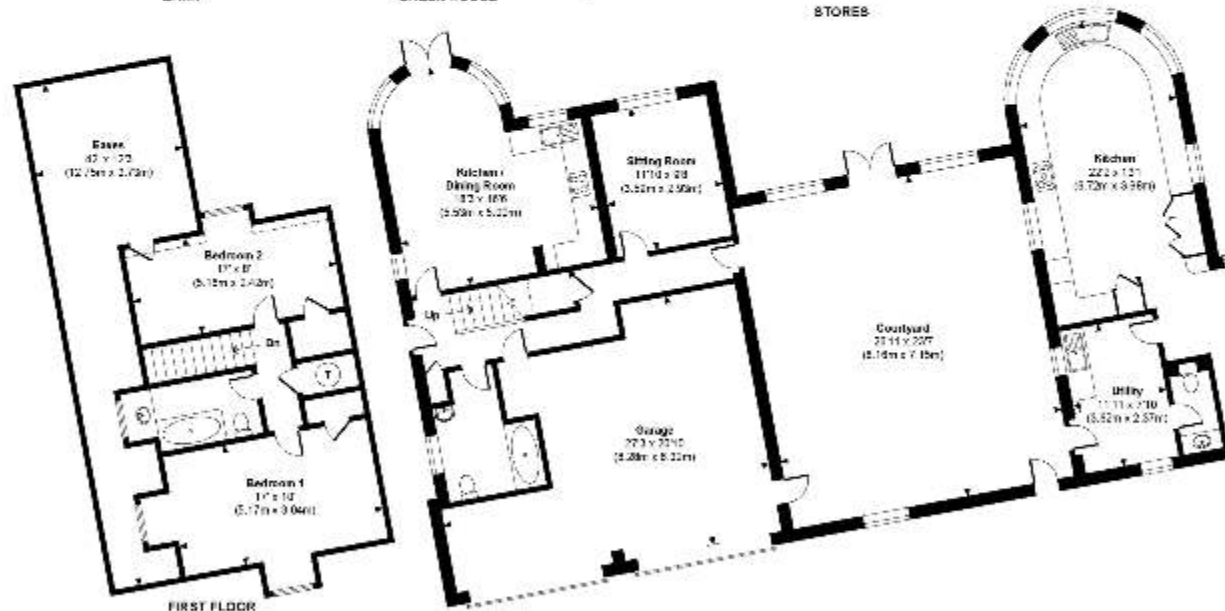
GREEN HOUSE



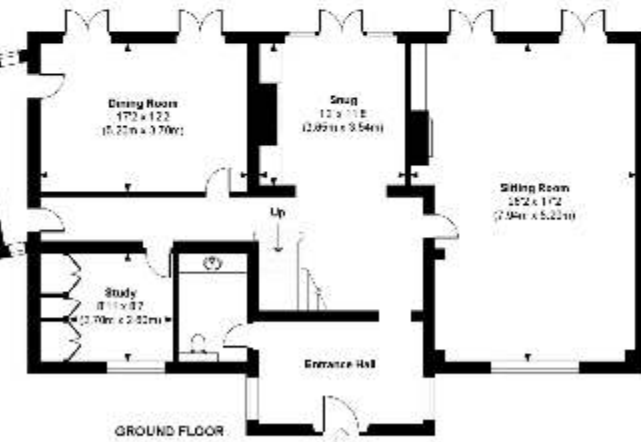
STORES



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR



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This plan is for illustrative purposes only and is not to scale. Unspecified, 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.

Indicates restricted room height less than 1.5m.

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