



Birch Lake

North Common | Sherfield English | Hampshire | SO51 6JT

WOOLLEY
& **WALLIS**

Guide Price £1,000,000

A fantastic opportunity to purchase a substantial detached house set within 15 acres, with its own private lake.



The Property at a Glance

- | Detached Home
- | Fabulous Rural Setting
- | Huge Potential (subject to consents)
- | Four Bedrooms
- | Three Reception Rooms
- | Grounds circa 15 Acres
- | 4.5 Acre Paddock
- | 2 Acre Lake
- | Barn & Stables

Property

Birch Lake represents a significant opportunity to purchase a substantial property set within grounds of approximately 15 acres. Inside and out there is work to do here, but the location alone will get your creative juices flowing. The south facing elevation of the house looks over the two acre lake that sits centrally within the grounds. The lake is surrounded by woodland and lawn attracting a huge variety of flora and fauna.

The house itself has over 2700 sq/ft of well balanced accommodation with four bedrooms at both ground and first floor level and three substantial reception rooms.

In addition to the lake and gardens, that account for approximately 10.5 acres, there is a separate 4.5 acre paddock. The barn which sits to the east of the main house has a further 1981 sq/ft of space, and is made up of garaging, two stables, a large store/tack room and green house.





Situation

Sherfield English, located about 5 miles north-west of Romsey on the A27, provides a range of amenities to include village hall, public house, recreation ground and garage. There is easy access along the A27 to the south to Romsey and beyond to Southampton and to the north through Whiteparish via the A36 to Salisbury (about 11 miles distant). Romsey provides an excellent range of amenities to everyday needs including leisure facilities and an excellent range of state and private schooling.

Directions

From Romsey proceed in a north-westerly direction towards Salisbury on the A27. Continue through Shootash and upon entering Sherfield English, turn right at the crossroads into Branches Lane. Continue into Doctors Hill and just after the turning for Gambledon Lane the property will be found on the right hand side indicated by our For Sale board.

Services

Main electricity and water. Oil heating. 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.

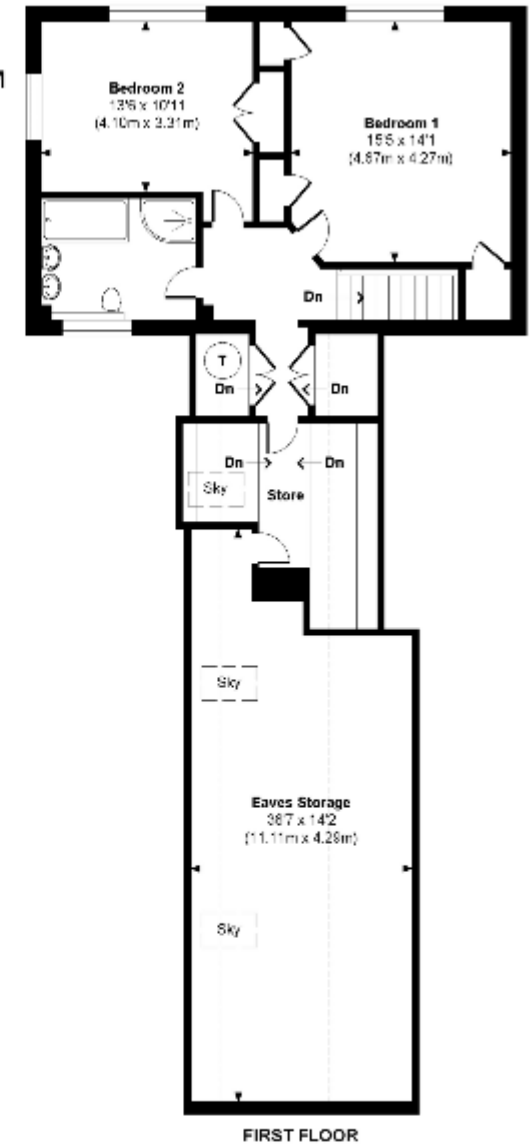
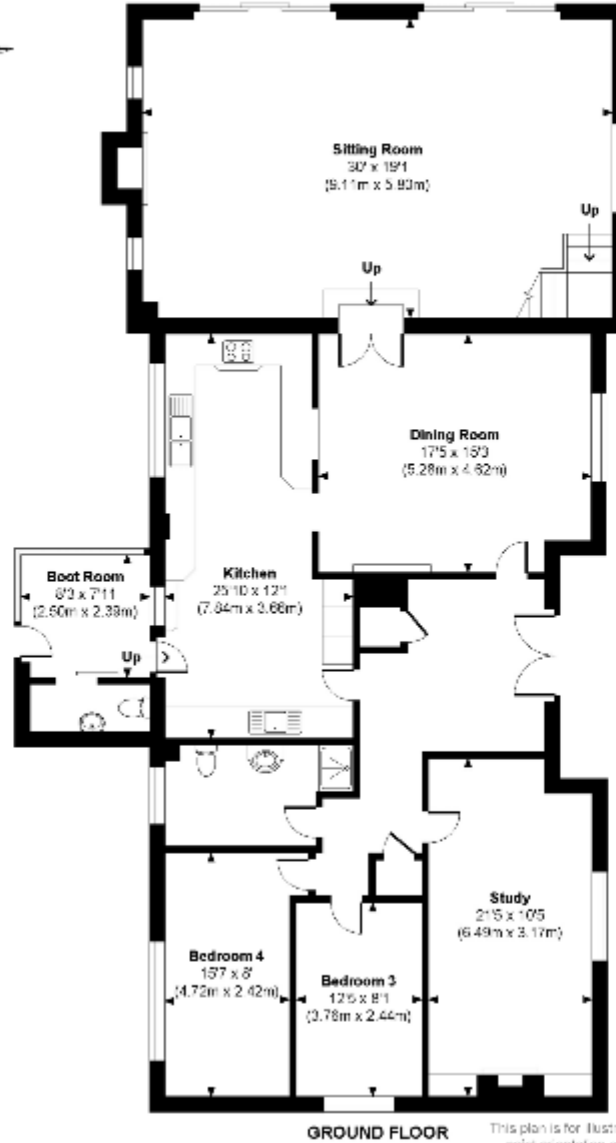
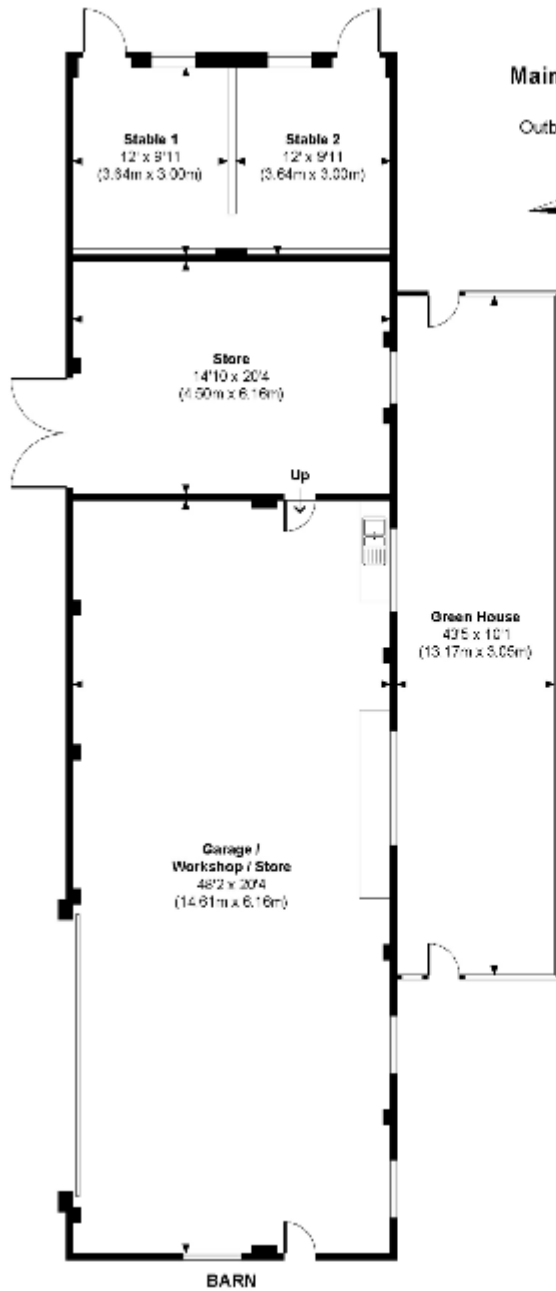
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Birchlake

Approximate Gross Internal Area

Main House = 2760 Sq Ft / 256.44 Sq M Eaves Storage = 451 Sq Ft / 41.89 Sq M
 Barn = 1981 Sq Ft / 184.03 Sq M Total = 5192 Sq Ft / 482.36 Sq M

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



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This plan is for illustrative purposes only and is not to scale. It specifies 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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