

# BEECHWOOD

CHURCH LANE • BRAISHFIELD • HAMPSHIRE









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CHURCH LANE • BRAISHFIELD • HAMPSHIRE • SO51 0QH

AN ATTRACTIVE DETACHED CHALET STYLE PROPERTY SITUATED IN THE VERY HEART OF THIS  
VILLAGE ON GROUNDS OF 3.64 ACRES

## ACCOMMODATION

Reception hall • Drawing room • Dining room • Study/kitchen breakfast room • Utility room • 2 ground floor bedrooms  
Bathroom • Cloakroom • Boiler room • 3 first floor bedrooms • First floor bathroom

Double garage • Gardeners loo • Garden store • Pool house • Detached brick and flint barn • Greenhouse

In all about 3.64 acres

EPC = F



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## SITUATION

Located to the north of Romsey, Braishfield is situated in a superb position on the edge of the Test Valley surrounded by beautiful Hampshire countryside. The village itself has the benefit of a thriving shop/café, two pubs, a church and primary school. More extensive facilities can be found in the nearby market town of Romsey, but the Cathedral city of Winchester lies approximately 8 miles north-east offering a more extensive variety of shops, restaurants, public houses and the mainline railway station providing access to London Waterloo (approximately one hour).

## DESCRIPTION

Situated at the very heart of the village overlooking All Saints

Church. The house occupies a superb location on grounds of 3.63 acres with beautiful formal gardens and areas of paddock.

The house extends to approximately 4,000sq.ft arranged over two floors and offering flexible family accommodation, while being in need of some upgrading and modernisation. A welcoming full width reception hall leads on to three separate reception rooms, a large drawing room, dining room and study. A good size kitchen/breakfast room with adjoining utility room, two ground floor bedrooms and a family bathroom. On the first floor there are three further bedrooms and a family bathroom.

Adjoining the house is a double garage with storerooms beyond. There is also a detached pool house and a separate brick and flint barn.

The gardens and grounds of the house are extensive and a major feature of this beautiful property. The formal gardens are exceptionally attractive with extensive areas of lawn interspersed and bordered with mature specimen trees and shrubs. The property benefits from a large terrace adjacent to the drawing room and dining room with views over the garden to the front. To the rear of the house is a large parking and turning area in front of the garage and beyond this further formal gardens that lead on through post and rail fencing to the paddock area.





## ACCOMMODATION

See floor plans.

## TENURE

Freehold.

## SERVICES

Mains water, electricity and drainage. Oil-fired central heating.

## OUTGOINGS

Council Tax: Band H.

## POSTCODE

SO51 0QH

## LOCAL AUTHORITY

Test Valley Borough Council.

## ENERGY PERFORMANCE

A copy of the full Energy Performance Certificates are available on request.

## VIEWING

Strictly by appointment with Savills.





**Beechwood, Chapel Lane, Braishfield, Romsey, Hampshire SO51 0QH**

**Gross internal area (approx)**

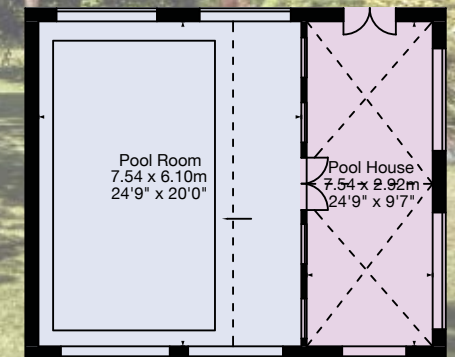
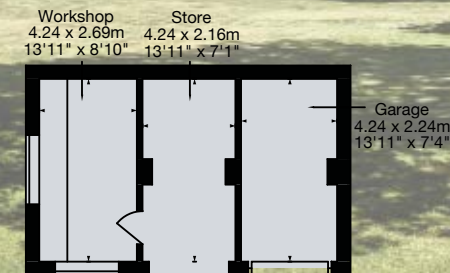
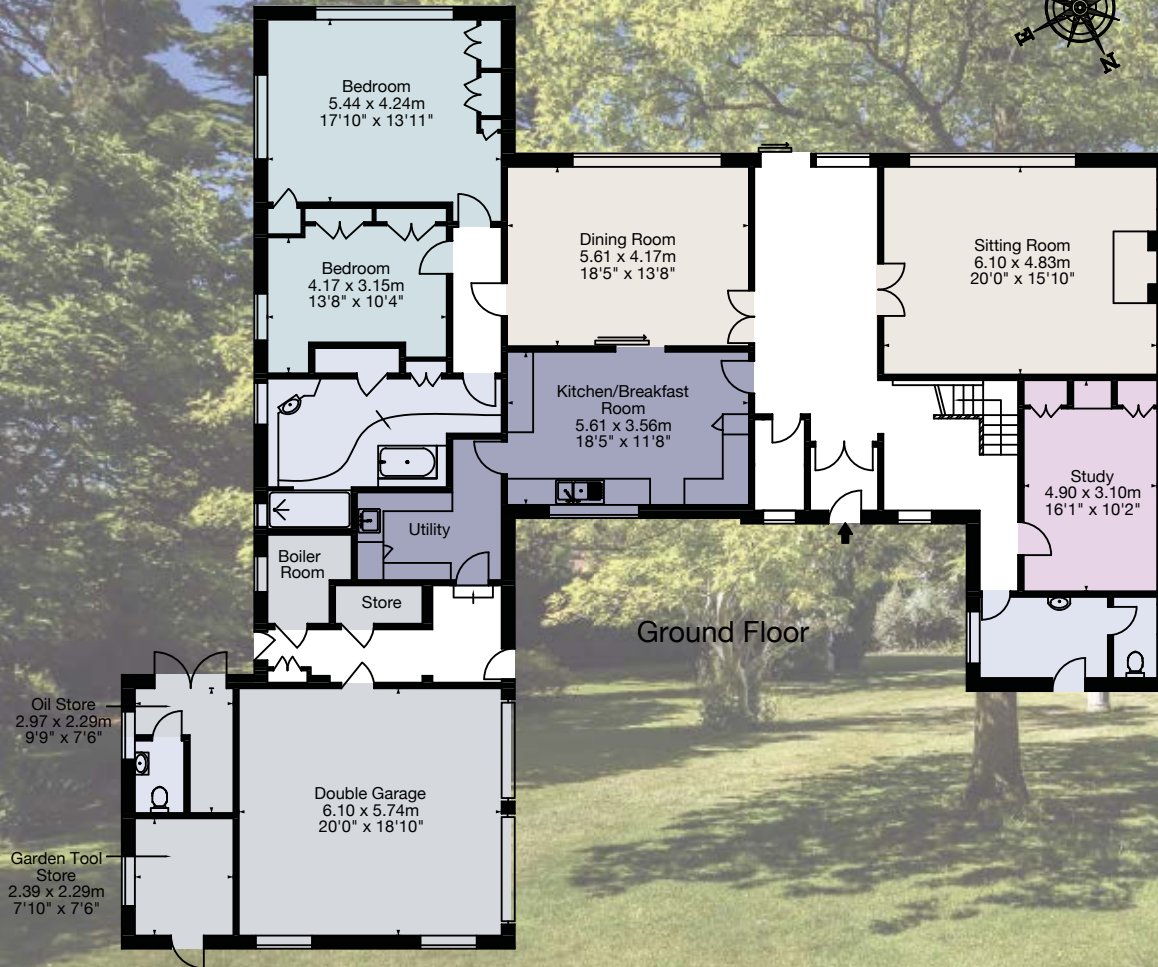
**Main House** 322 sq m/3,475 sq ft

**Garage** 48 sq m/525 sq ft

**Barn** 29 sq m/316 sq ft

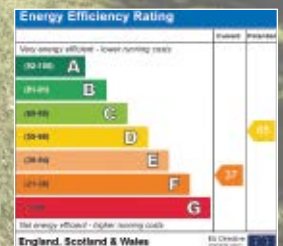
**Swimming Pool** 69 sq m/742 sq ft

**Total Area** 468 sq m/5,058 sq ft



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