



Coombe Cottage, Church Lane, Awbridge, Romsey SO51 0HN

Winkworth



OUTSTANDING FAMILY HOME

Coombe Cottage is a stunning family home set in the sought after area of Church Lane, Awbridge. Awbridge offers good local amenities with a primary school, village hall and farm shops. A more comprehensive range of facilities and secondary schooling can be found in Romsey (approximately three miles away). There is also a railway station in Dunbridge (some two miles away) providing a local service to Salisbury, Southampton, Eastleigh and Portsmouth. Both Southampton and Winchester are a short drive away and Junction 10 of the M27 is close at hand providing fast links to the New Forest, South Coast, Eastleigh Airport and the M3 to London. The Test Valley is renowned for its beautiful open countryside through which the river Test and its tributaries flow. Notable local beauty spots include Mottisfont Abbey, Sir Harold Hillier Gardens and Arboretum, Ampfield Wood, Farley Mount Country Park and the New Forest.

Coombe Cottage is a beautifully presented family home offering flexible living accommodation. The exterior mixes the old with the new, perfectly complementing each other, the original cottage with its eye-brow thatched roof having been retained then complemented by two newer extensions by the current owners. The renovations and extensions undertaken by the owners can only be described as a labour of love. With underfloor heating, wood burners, stylish bathrooms, bi-fold doors the list of high-quality additions are endless. As part of the renovations the thatched area of the roof was replaced four years ago. The interior of the house is finished in a contemporary style with high specification fittings throughout. A single storey extension houses a large kitchen/dining room with handmade units and beautiful oak beams, a stunning light filled room with large central island with views over the picturesque gardens, the kitchen is a truly wonderful space. The kitchen is complemented by a useful utility room. There are a further five reception rooms downstairs, currently set up as a dining room, sitting room, garden room, yoga studio, further reception room/library, bedroom with en-suite and a separate cloakroom all beautifully styled. The second, two storey extension is to the rear of the property, the ground floor houses the aforementioned yoga studio with delightful atrium roof, reception room, and en-suite bedroom. To the first floor are two generous double bedrooms, serviced by a luxury family bathroom. The master bedroom with large en-suite is located in the original part of the cottage accessed via a separate stairway. Planning has also been granted for a further small extension to the first floor more details below*.



A CLEAN KITCHEN IS
the sign of a wasted life



The property is approached through electric gates which leads to a private driveway with parking for multiple vehicles and double detached garage. After being wowed by the interior of Coombe Cottage you cannot fail to be impressed by the beautifully landscaped and extremely well-maintained private garden. The garden offers a lot of curiosity with many different areas, an entertaining space outside the kitchen, terraces, outside kitchen, raised vegetable beds and a large lawned area planted with specimen trees. The outside kitchen is contained within an oak framed and wooden clad structure, offering a Braai BBQ, bar and stunning views of the garden it is the perfect entertaining space. Beautiful paved terraces surround the property, the large lawn is beautifully kept. The perfect garden for relaxing in.

*Planning, under Test Valley BC ref. 21/01853/FULLS has been granted for a first floor extension to provide an additional bathroom.



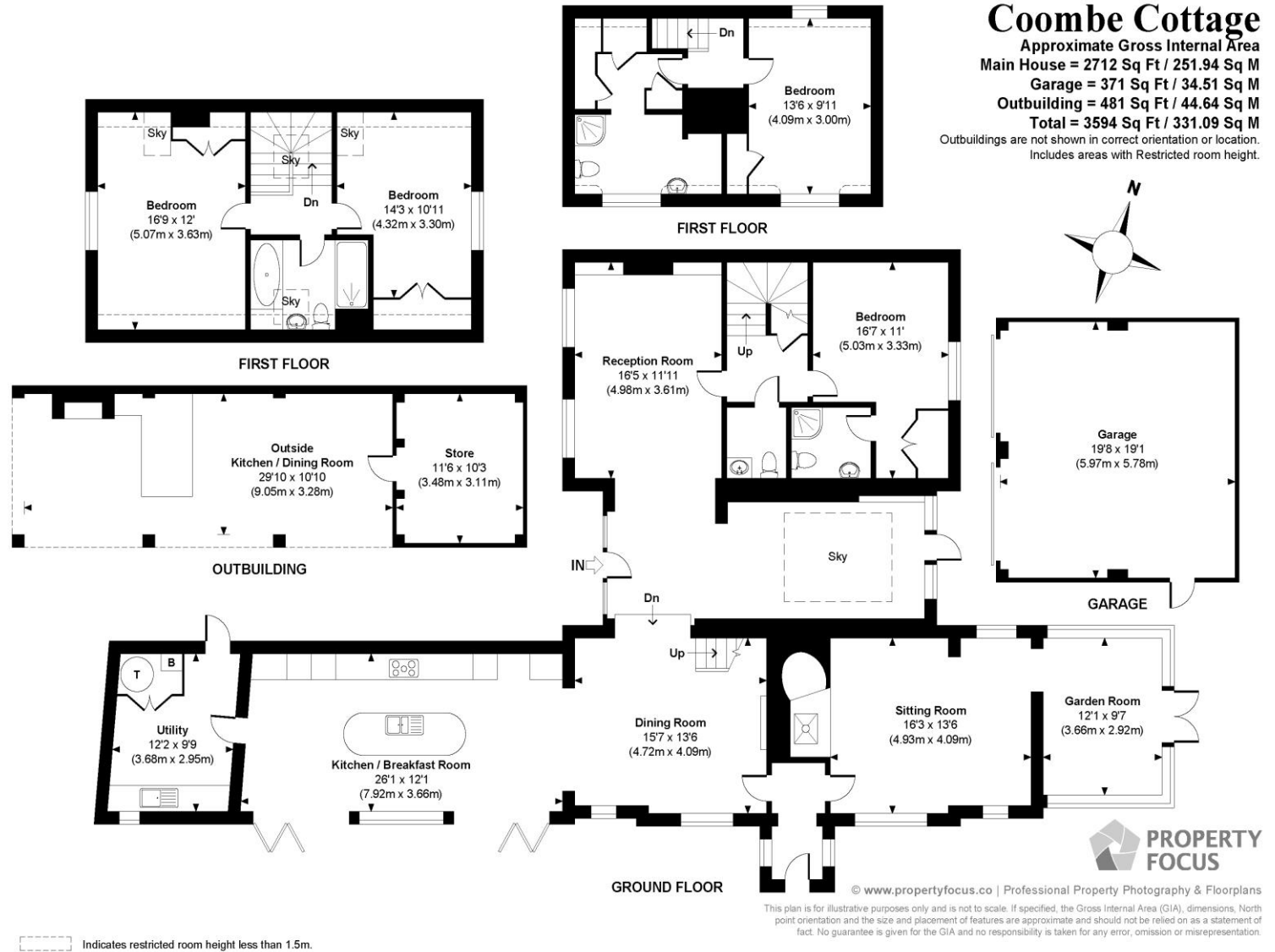




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Address – Coombe Cottage, Church Lane, Awbridge Romsey SO51 0HN

Council Tax Banding – E



winkworth.co.uk/romsey

winkworth Romsey
 18 Market Place, Romsey, Hampshire, SO51 8NA
 01794 511911 | romsey@winkworth.co.uk

winkworth.co.uk/romsey

winkworth Winchester
 2 Black Swan Buildings, Southgate Street,
 Winchester, Hampshire, SO23 9DT
 01962 866777 | winchester@winkworth.co.uk

winkworth Mayfair & Country House Department
 11 Berkeley Street, Mayfair, London, W1J 8DS
 020 7871 0589 | countryhouse@winkworth.co.uk

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