



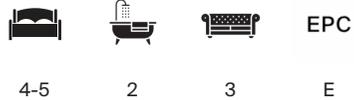
OLD BUSH

Awbridge, Nr Romsey



# OLD BUSH AWBRIDGE, NR ROMSEY

Set within approximately 1.25 acres of beautifully landscaped and lovingly maintained gardens, this charming part-thatched family home with a double garage offers a rare opportunity to enjoy characterful country living in a peaceful yet convenient location.



Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Guide Price: £1,100,000



## OLD BUSH AWBRIDGE

The accommodation is spacious, light-filled, and beautifully presented. Well-proportioned reception rooms showcase charm and character with features such as exposed beams and traditional detailing. Windows throughout ensure every room benefits from abundant natural light and views of the surrounding gardens. At the heart of the home sits a stunning orangery—bright, airy, and opening directly onto the garden to provide a seamless connection between indoor and outdoor living. The 4 generous bedrooms all enjoy garden views, and the flexible layout allows rooms such as the dining room and sitting room to be interchanged to suit a variety of lifestyles and preferences.



The gardens are truly a highlight, thoughtfully planted with a wide variety of trees, shrubs, and flowers that provide colour and interest year-round. They have been professionally designed and laid out by the current owner, a garden designer, ensuring both aesthetic appeal and year-round functionality. The sense of space and privacy is rare, and the grounds offer multiple seating areas, lawns, and sheltered spots to enjoy the outdoors in peace. This is a truly exquisite country home full of charm, character, and warmth.

Services: mains electricity and water. Private drainage (sewage treatment plant installed in 2021)

Heating: LPG stored in underground tank

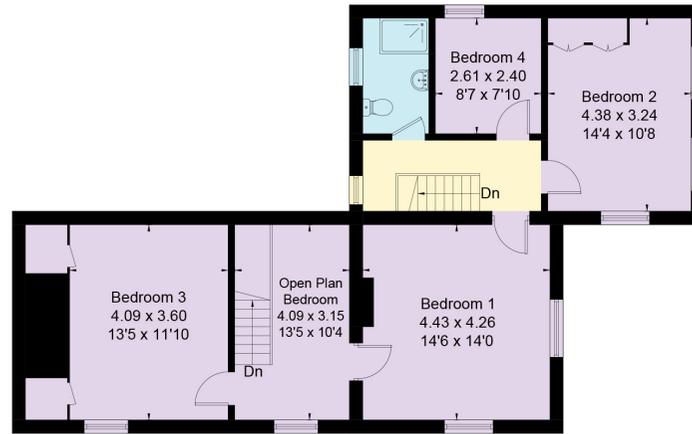
Other information: electric car charging point

Post code: SO51 0GJ

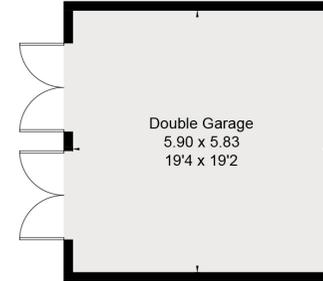
Location: <https://what3words.com/poets.candle.prompt>



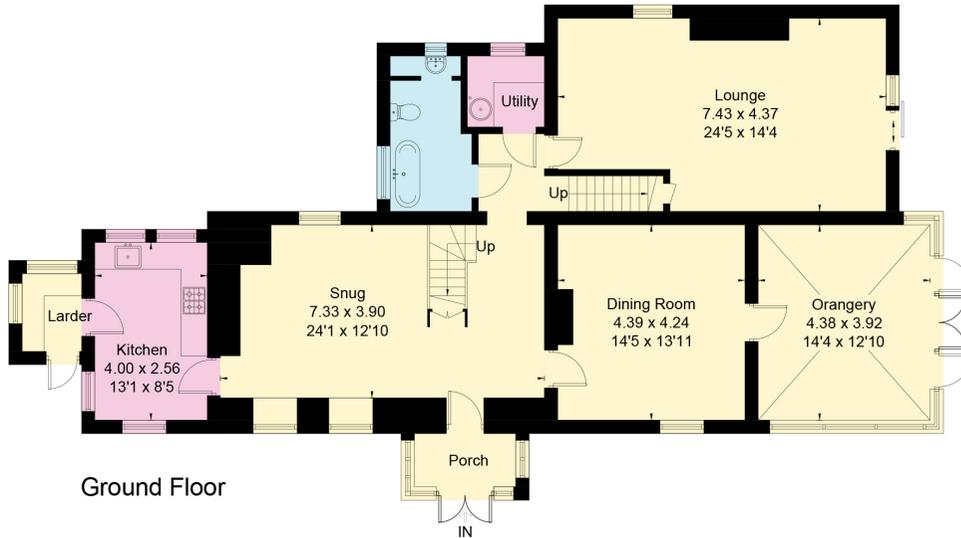
Approximate Floor Area = 213.9 sq m / 2303 sq ft  
 Garage = 34.3 sq m / 370 sq ft  
 Outbuildings = 45.8 sq m / 493 sq ft  
 Total = 294 sq m / 3166 sq ft



First Floor



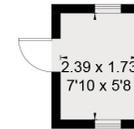
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Drawn for illustration and identification purposes only by @fourwalls-group.com #104803

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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