

Connells

Shooters Cottage Cowleas Cottages
Romsey

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Romsey SO51 0HJ

For sale offers in excess of
£395,000







Property Description

Tucked away in the heart of the sought-after village of Awbridge, Shooters Oak is a charming and spacious detached home, offered with no forward chain. The property boasts a welcoming entrance hall, well-appointed kitchen/dining room with French doors to the garden, and a comfortable lounge with a front-facing aspect. Upstairs are three good-sized bedrooms, including a generous principal with en-suite, plus a modern family bathroom. Outside, the property features a block-paved driveway with parking for multiple vehicles and a delightful north-east facing rear garden with patio, lawn and mature borders. Ideal for families seeking peaceful village living with excellent access to Romsey, commuter routes, and local schools.

Ground Floor

Entrance Hall

Welcoming entrance through a UPVC double-glazed door, featuring wood laminate flooring, a radiator, stairs to the upper level, and an under-stairs storage cupboard.

Cloakroom

Comprising a WC, hand wash basin, vinyl flooring, heated towel rail, and a double-glazed window to the front aspect.

Lounge

14' 9" x 10' 10" (4.50m x 3.30m)

Front-facing room with a double-glazed window, carpeted flooring, TV points, an electric fireplace, and a radiator.

Kitchen/ Diner

23' 1" x 9' 1" (7.04m x 2.77m)

Spacious area with a variety of wall, base, and drawer units, roll-top work surfaces, a two-bowl stainless steel sink with mixer tap, integrated fridge-freezer, electric oven with four-ring induction hob, extractor fan, and localized tiling. Additional features include a built-in cupboard housing the combination boiler, space for family dining, French doors leading to the rear garden, and a radiator.

First Floor

Landing

Provides access to an insulated loft and built-in airing cupboards.

Bedroom One

13' 2" x 9' 11" (4.01m x 3.02m)

Generous double bedroom with a double-glazed window to the rear aspect, inset spotlights, wall light, and an en-suite bathroom.

En-Suite

Features a WC, hand wash basin, shower cubicle, extractor fan, and a double-glazed window to the rear aspect.

Bedroom Two

13' 3" x 10' 8" (4.04m x 3.25m)

Spacious double bedroom with a double-glazed window to the front aspect, carpeted flooring, and a radiator.

Bedroom Three

Family Bathroom

Equipped with a hand wash basin, WC, bath, extractor fan, and a double-glazed window to the rear aspect.

Outdoor Space

The north-east facing rear garden offers a patio area, lawn, mature shrubs, and borders, along with a shed and an oil tank situated at the rear.

Local Schools

Awbridge is served by several reputable schools:

Awbridge Primary School: A well-regarded primary school located within the village.

The Mountbatten School: A secondary school in nearby Romsey, known for its strong academic performance.

Romsey School: Another reputable secondary school offering a broad curriculum.

Commuter Links

Awbridge offers excellent transport connections:

Road Access: Proximity to the A27 and M27 provides convenient routes to Southampton, Winchester, and beyond.

Rail Services: Nearby Romsey railway station offers regular services to Salisbury, Southampton, and Portsmouth.

Local Amenities

Shopping: Romsey town centre, just a short drive away, offers a variety of shops, cafes, and restaurants.

Healthcare: Local GP practices and the nearby Romsey Community Hospital provide comprehensive healthcare services.

Recreation: The surrounding countryside offers numerous walking and cycling routes, with the New Forest National Park within easy reach

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."







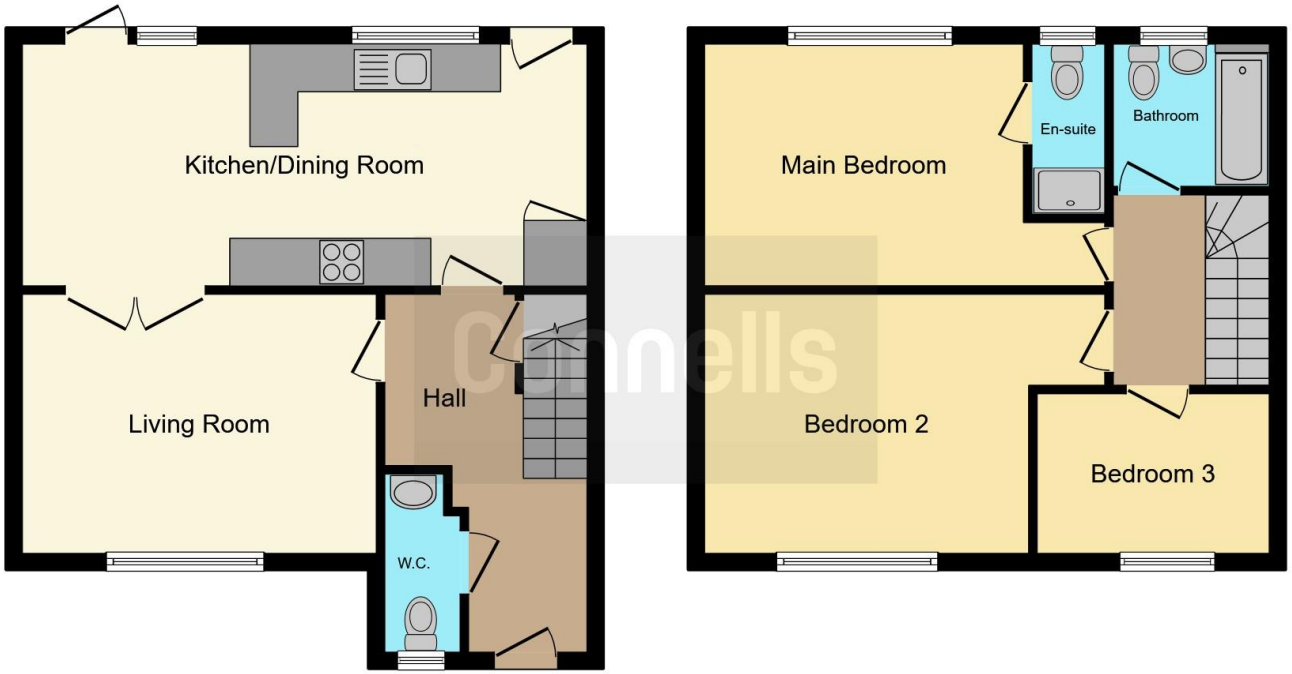



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SAMSUNG



Ground Floor **First Floor**

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EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306636

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