

EVERY
STEP OF
THE WAY

PROPERTY GROUP

Countryside Living

Sherfield
English



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Every Step of The Way Property Group is delighted to bring to market this stunning five-bedroom period farmhouse with detached two-bedroom cottage. The grounds, of approximately 3.1 acres, comprise of beautifully mature landscaped garden, paddock, and outdoor, heated swimming pool.

The property has origins dating back to the mid-1700s and has, in more recent years, undergone both extension and improvements, whilst still retaining its character features. This creates an exquisite family home of both luxury and charm. The impressive property has been beautifully presented throughout to a high specification, both the farmhouse and cottage offer almost 4000 sq. ft of accommodation. Enviably positioned in a tranquil setting overlooking picturesque rolling countryside. The property can be accessed via two driveways leading to the large gravel courtyard bordered by the main house, cottage, carport and garage. Situated in the highly sought-after village location of Sherfield English, just on the outskirts of Romsey, it is conveniently located for access to commuter routes and excellent schooling.



The Main House

Upon entering the property, you are greeted by a welcoming, galleried reception hallway leading to all the main principal reception rooms and the first-floor accommodation. The ground floor reception rooms all enjoy southerly facing aspects, allowing in plenty of light and enjoying the delightful views of the surrounding gardens and grounds. The main drawing room is bright, airy and centres around an inglenook fireplace with wood burning stove. Off the drawing room is the garden room. This lovely room is an ideal relaxation space, with its oak framed structure, triple-aspect windows with west-facing views of the garden and paddock, taking full advantage of the sunsets. The main sitting room is just as delightful as the drawing room, with inglenook fireplace, wood burning stove and character oak beams. The dining room offers a more formal ambience and is the perfect room for hosting dinner parties. Also on the ground floor is the study, a cosy space for a home office. There is also the downstairs guest toilet.

The kitchen/breakfast room is elegantly fitted with a Devol kitchen and feature Silestone work surfaces and traditional four oven Aga. There is also extensive cupboard space, a walk-in pantry and separate utility room. Large flagstone flooring flows through the kitchen to the breakfast area, a large space for informal dining and entertaining. A door leads outside to the swimming pool and patio terrace, ideal for summer entertaining.







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The first-floor accommodation is accessed off the galleried landing, where there are five good size bedrooms, each with fitted wardrobes. The master suite is of an excellent size. The bathroom has been attractively fitted with white gloss sanitary wear, including a deluge shower unit and roll top bath. Bedroom two, has the added benefit of a large walk-in wardrobe. The large family bathroom is off the landing.



The Cottage

The detached cottage is impressive and has been beautifully presented, offering two double bedrooms, bathroom, sitting room, kitchen/diner, and downstairs shower room. The cottage is light and airy throughout and enjoys views over the surrounding grounds and paddock. The kitchen/diner has been attractively fitted with a range of cabinets, electric hob, oven, washing machine and integrated fridge. There is ample space to accommodate a dining table. The sizeable lounge enjoys a dual aspect view and is a delightful room. The cottage is ideal for those that require ancillary accommodation, or for an additional income stream.



Outside

As previously mentioned, the property is approached via two separate driveways to the large gravelled courtyard accessing the main house, cottage, carport and garaging. The carport has loft storage space and also houses a tool shed and log store. Formal mature landscaped gardens offer privacy and seclusion. The large well-maintained lawn is interspersed by a variety of specimen trees and shrubs. There are beautifully well stocked borders screened by mature hedgerows and a walled archway. The outdoor, heated swimming pool is very well-maintained and in excellent condition, having recently been refurbished. It is serviced by a discreet pump room. There are ample seating and sun lounging areas around the pool. A separate two-acre paddock is adjacent to the farmhouse, which would be ideal for equestrian usage.









Summary of accommodation

Main house

Entrance hall * Sitting room * Drawing room * Garden room * Study/Snug * Formal dining room * Kitchen/breakfast room * Utility room * Master bedroom en-suite * Bedroom two with dressing room * Three further bedrooms * Family bathroom

Cottage

Entrance hall * Downstairs shower room and WC * Sitting room * Kitchen/Diner * Two double bedrooms * Upstairs family bathroom

Summary of features

A truly stunning farmhouse with separate two-bedroom cottage * This stylish accommodation extends to almost 4000 sq. ft including the separate cottage * Two bay carport, garage and extensive parking for numerous vehicles * Idyllic rural setting set in beautifully landscaped grounds in excess of three acres * Outdoor swimming pool with air source heat pump * Alarm installed for house and cottage * Character features such as wood burning stoves, Inglenook fireplaces, exposed timber beams * Spacious and versatile accommodation which is both light and airy * Attractively fitted 'Devol' kitchen and utility with Silestone worktops, Smeg appliances and Aga range.





General information

Tenure - Freehold*Property not listed

Utilities - Mains water and electricity. Private drainage. Oil fired central heating including an oil-fired Aga. LPG heating for the cottage.

Hyper fast fibre Broadband to both house and cottage

Satellite to both house and cottage

Air source heat pump for the pool

Two banks of Solar panels

Council tax - Test Valley Borough Council - Tax band G - Cottage tax band B and permitted for separate rental. EPC rating - D

Situation

Sherfield English is located about 5 miles north-west of Romsey and provides a range of amenities which include village hall, public house, recreation ground and garage. There is also a village shop and Post Office less than a mile away.

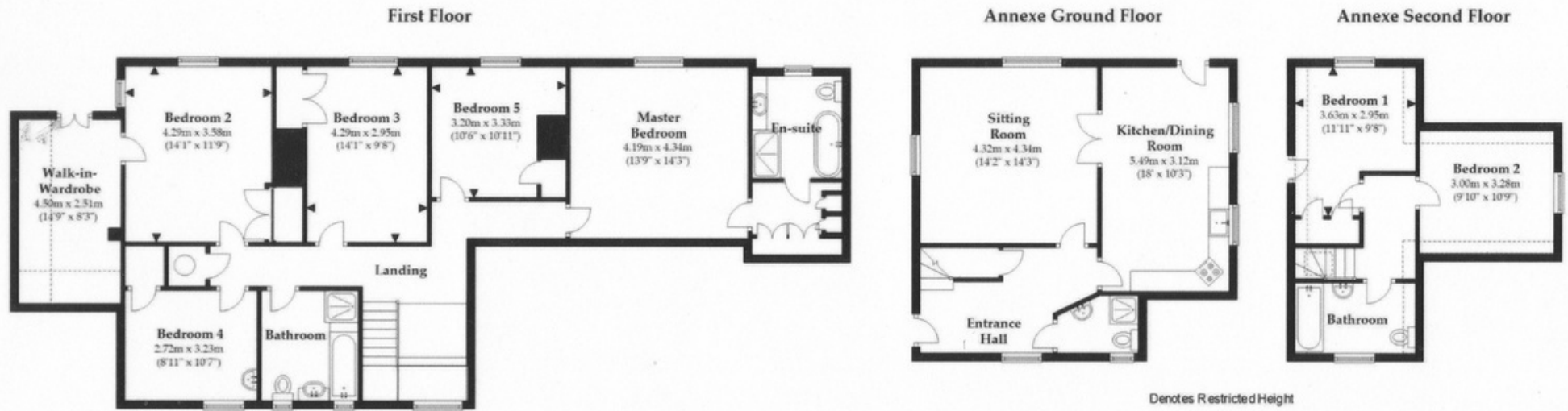
Easy access to the A27 provides links to the south to Romsey and beyond to Southampton and to the north through Whiteparish via the A36 to Salisbury (about 11 miles distance). Horse riding, fishing and clay pigeon shooting are some of the immediate recreational facilities, whilst more widespread facilities can be found in Romsey, which provides an excellent range of amenities to everyday needs including leisure facilities. Primary schools are in Awbridge and Whiteparish and there are school buses for Romsey and the Salisbury Grammar Schools, with a choice of private education institutions.







Gross Internal Floor Area: approx 366.8 sq.metres (3949 sq. feet) Includes Annexe & Excludes Restricted Head Height.
 Outbuilding Gross Internal Floor Area: approx 20.9 sq.metres (226 sq. feet)



Plan not to scale and for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, north point and all other items are approximate and should not be relied upon.



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