



DUNBRIDGE HOUSE, BARLEY HILL

DUNBRIDGE, ROMSEY, HAMPSHIRE

EVANS & PARTRIDGE











DUNBRIDGE HOUSE, BARLEY HILL, DUNBRIDGE, ROMSEY, HAMPSHIRE, SO51 0LF

A SUBSTANTIAL AND IMPOSING DETACHED LATE VICTORIAN HOUSE PROVIDING COMPREHENSIVE FAMILY ACCOMMODATION IN AN ELEVATED VILLAGE LOCATION SET BACK FROM THE ROAD IN ABOUT FIVE ACRES OF GARDENS AND GROUNDS INCLUDING A PADDOCK AND TENNIS COURT

**ENTRANCE HALL, RECEPTION HALL, CLOAKROOM, DRAWING ROOM, DINING ROOM, SITTING /FAMILY ROOM, STUDY GARDEN ROOM, BREAKFAST ROOM, KITCHEN, UTILITY ROOM, CELLAR
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, BEDROOM TWO WITH DRESSING ROOM AND EN SUITE BATHROOM
THREE FURTHER DOUBLE BEDROOMS (ONE EN SUITE), FAMILY SHOWER ROOM
TRIPLE GARAGE, EXTENSIVE PARKING, TENNIS COURT, COVERED POOL, STORAGE BARN, PADDOCK (1.75 ACRES)
LANDSCAPED GARDENS, GROUNDS AND PADDOCK AMOUNTING IN ALL TO ABOUT 5 ACRES)**

OFFERS INVITED AROUND: £1,850,000 Freehold

DESCRIPTION

A substantial detached late Victorian family house providing spacious, light and airy accommodation with high ceilings and period features offering great scope for modernisation and re-styling, together with a triple garage block, hard tennis court, covered swimming pool (currently not in use) and useful barn for storage. The property is in an elevated position near where the rivers Dun and Test meet and approached from the lane via a long drive. The main house is surrounded by mature gardens and grounds which enjoy a great deal of privacy and back onto National Trust Woodland. There is also a 1.75 acre paddock accessed from the garden which has the benefit of a separate access from the lane.

LOCATION

The property is situated in Dunbridge, part of the parish of Mottisfont in the heart of the Test Valley. Dunbridge is a popular village and enjoys the convenience of a local pub and a rail service to Romsey, Southampton, Salisbury, the West Country and Cardiff. There is also a local store, petrol station in nearby Lockerley. There are excellent primary schools in both Lockerley and Awbridge as well as numerous private schools that are within easy reach. The picturesque town of Stockbridge, traversed by the River Test, is a short drive away to the north, the abbey town of Romsey is approximately 5 miles to the south with easy access to the M27 and South coast whilst the cathedral cities of Winchester and Salisbury are approximately 15 miles away. There are also excellent road links to London and the West Country via the M3 and A303.

ACCOMMODATION

Porch	Curved steps rise to porch. Timber frame glazing with panelling below on three elevations. Quarry tiled floor. Lantern style light. Part obscure glazed door into:
Entrance Hall	Coir mat at threshold. Herringbone quarry tiled floor. Ceiling light point. Arched leaded window to front aspect. Leaded stained glass window and similar door leading into:
Reception Hall	(Spacious) High coved ceiling. Oak flooring. Dado rail. Picture and ceiling light points. Turning staircase with balustrade to side rising to first floor. Doors to cloakroom and cellar. Part obscure glazed door to:
Side Porch	Quarry tiled floor. Window to side aspect. Cupboard with meter/fuse box. Door to driveway and garaging.

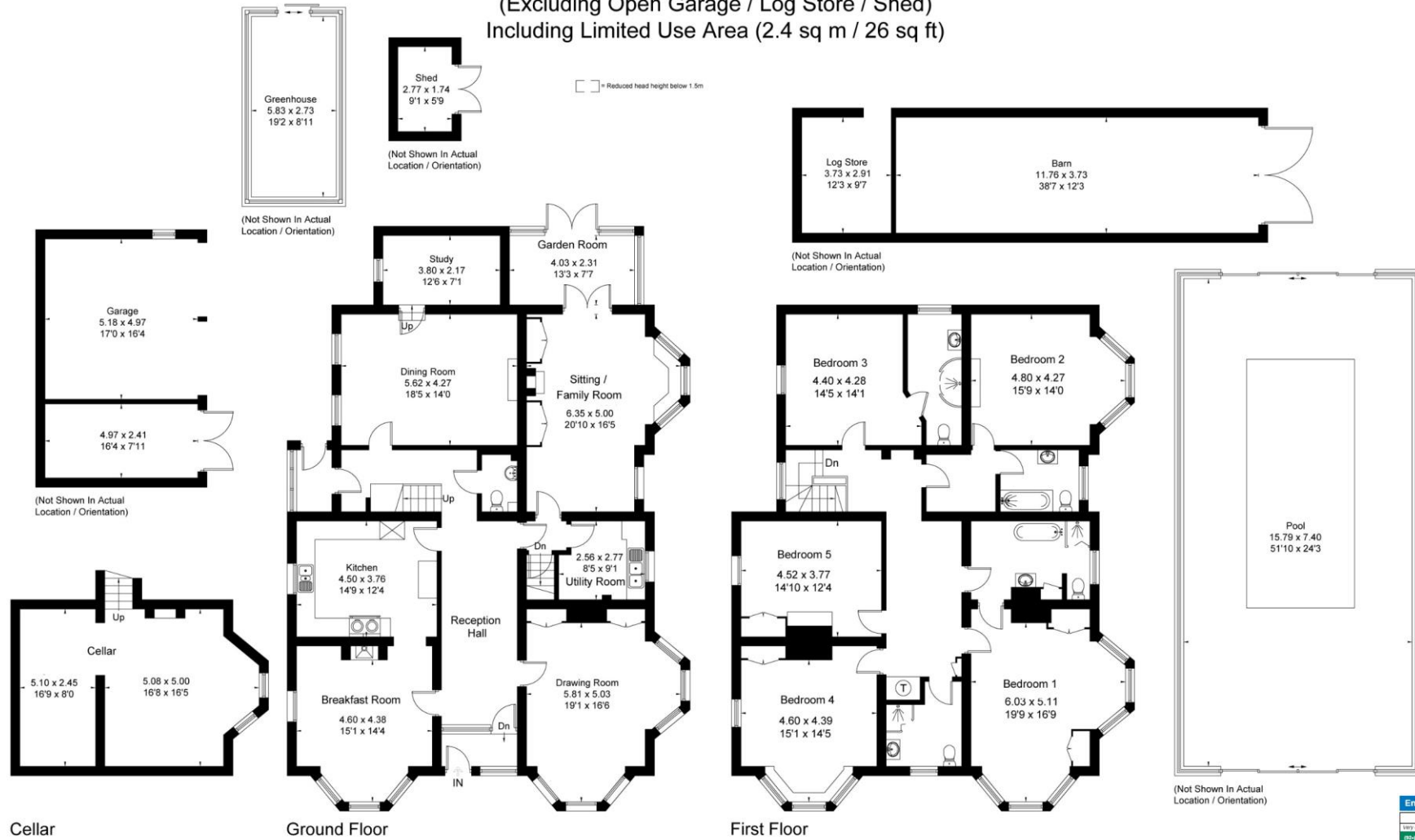
Cloakroom	White suite comprising pedestal wash hand basin with splash back. Low level WC. Pendant light point. Cork tiled floor.
Drawing Room	(Elegant dual aspect reception room) Two bay windows to front and side aspect. Open fireplace (currently not in use) with carved mantelpiece. Recess to either side of chimney breast with shelving and cupboards beneath. High ceiling. Views of the gardens and grounds.
Sitting / Family Room	(Large reception room) High ceiling and cornicing. Bay window with seat to side aspect with views over the gardens and tennis court. Sash window to side aspect. Open fireplace with Jetmaster fire, inset stone surround, hearth and carved mantelpiece. Recess to either side of chimney breast with shelving and cupboards beneath. Part glazed double doors and glazing above into:
Garden Room	Sash windows on two aspects. Central part glazed double doors leading onto the terrace with views over the gardens. High ceiling. Terracotta tiled floor.
Dining Room	(Spacious reception room) Two sash windows on side aspect. High coved ceiling. Fireplace with Efel fire on sandstone hearth. Recess to either side of chimney breast. Oak parquet flooring. Panel door and step up into:
Study	Sash window to side aspect. Wall light points.
Breakfast Room	(Large dual aspect reception room) Bay window to front aspect. Sash window to side aspect. Open fireplace housing rolled steel Woodwarm log burning stove on granite hearth. Recess to either side of chimney breast, one with arch leading through to kitchen.
Kitchen	(Hand built units by Searle & Taylor using Canadian pine with limed detailing) Twin sink unit with mixer tap and drainer. Recess with tiled splashback housing oil fired two oven Aga with double hob and free-standing cooker with ceramic hob to side. Comprehensive range of high and low level cupboards and drawers incorporating deep pan drawers and corner display shelving. Beautiful polished granite work surfaces from a South American river bed, ceramic tiled splash backs above and under-cupboard lighting. Integrated dishwasher and full height larder fridge. Space for free-standing butcher block or breakfast bar. Karndean limestone effect flooring. High ceiling. LED down lighters. Sash window to side aspect.
Utility Room	Roll top work surface. Stainless steel twin bowl sink unit with drainer. High and low level cupboards. Quarry tiled floor. Sheila Maid. Sash window to side aspect. Space and plumbing for American style fridge/freezer. Plumbing for washing machine.
Cellar	Pine steps descend through arch. Brick floor. Glazed panels/lights on two aspects. Oil fired boiler. Light and power points.
<u>FIRST FLOOR</u>	
Landing	Balustrade continues overlooking stairwell. Sash window to side aspect with views over the paddock. Shelving. Pendant light point. Arch into:
Inner Landing	Airing cupboard. Access to loft hatch. Ceiling light point.
Principal Bedroom Suite	(Substantial dual aspect double bedroom) Two bay windows to front and side aspect (with views over the grounds). High ceiling. Two built-in double wardrobe cupboards. Panel door into: LARGE BATHROOM: Suite comprising sunken cast iron bath with tiled surround, mixer tap. Pedestal wash hand basin with mirror and light above. Folding glass screen into tiled shower enclosure. Low level WC with frosted glazed screen. Sash window to side aspect. Chrome towel radiator. Shelved cupboard. Lockable door to inner landing.

Bedroom Suite Two	(Large double bedroom) DRESSING AREA: High coved ceiling. Down lighters. Panel door into en suite bathroom. Part bevel glazed door into: BEDROOM: Bay window to side aspect overlooking grounds and tennis court. High coved ceiling. Wall lights. Chimney breast with alcove to either side. BATHROOM: White suite comprising bath with tiled surround, mixer tap and electric shower above. Pedestal wash hand basin with tiled splash back, glass shelf, mirror and light above. Low level WC. Sash window to side aspect. High ceiling. Down lighters.
Bedroom Suite Three	(Large double bedroom) Sash window to side aspect with view toward the paddock. High coved ceiling. Two pendant light points. EN SUITE SHOWER ROOM: White suite comprising wash hand basin on stand, mirror above, cupboard beneath. Low level WC. Glass/tiled shower enclosure. Sash window to rear aspect. High ceiling. Down lighters.
Bedroom Four	(Large dual aspect double bedroom) Bay window to front aspect with built-in storage/shelving beneath. Sash window to side aspect with view toward paddock. Built-in wardrobe cupboard. Ceiling spot lights.
Bedroom Five	(Double bedroom) Sash window to side aspect overlooking the paddock. Pendant light point. Built-in desk, shelving and double cupboard. High ceiling. Pendant light point.
Family Shower Room	(Ample space for bath if preferred) White suite comprising pedestal wash hand basin with tiled splash back, mirror above. Low level WC. Glass/tiled shower enclosure. Window to front aspect. Traditional towel radiator.
OUTSIDE	Gardens, grounds and paddock amounting to about 5 acres backing onto National Trust Woodland. Access from lane through a five bar gate and stone capped brick piers to either side. Tarmac driveway bordered by laurel hedging leads to the front and side of the house providing ample parking and turning. The front boundary is well screened by laurel hedging and trees. The driveway to the side of the property leads to:
Triple Garage	Constructed of rendered elevations beneath a slate roof. Two open bays, one with lockable double doors. Light and power points. External timber staircase leading to loft space above.
Gardens and Grounds	The house stands centrally in the substantial gardens and grounds which comprise large sweeping lawns interspersed by an interesting variety of specimen trees and herbaceous borders. There is a split level paved terrace situated at the rear of the property with brick seating area, surrounded by borders containing spring bulbs, topiary hedging, herbs and lavender. HARD TENNIS COURT: Enclosed by steel post/netting. LARGE COVERED POOL: Currently not in use and in need of relining and servicing. Shed to side for pool plant/storage. Greenhouse. Vegetable beds. LARGE BARN: Located to the side of the tennis court, constructed of timber frame/clad elevations beneath a corrugated roof, log store to end. Compost/storage areas. Timber pedestrian gate into: PADDOCK: (amounting to 1.75 acres) Fairly level pasture, well screened and sheltered by surrounding hedging. Field gate at far end leading onto lane.
Services	Mains electricity and water. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SO51 0LF
Council Tax Band	G

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Approximate Area = 356.1 sq m / 3833 sq ft
 Cellar = 37.3 sq m / 401 sq ft
 Outbuildings = 195.5 sq m / 2104 sq ft
 Total = 588.9 sq m / 6338 sq ft
 (Excluding Open Garage / Log Store / Shed)
 Including Limited Use Area (2.4 sq m / 26 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 315662

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		67
Not very energy efficient - higher running costs	E	41	
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		

England, Scotland & Wales EU Directive 2002/91/EC