



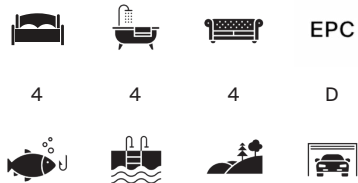
DUNERLEY COTTAGE

Dunbridge, Nr Romsey



DUNERLEY COTTAGE DUNBRIDGE, NR ROMSEY

Attractive detached house set on the banks of the River Dun with 490 yards of single bank fishing.



Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

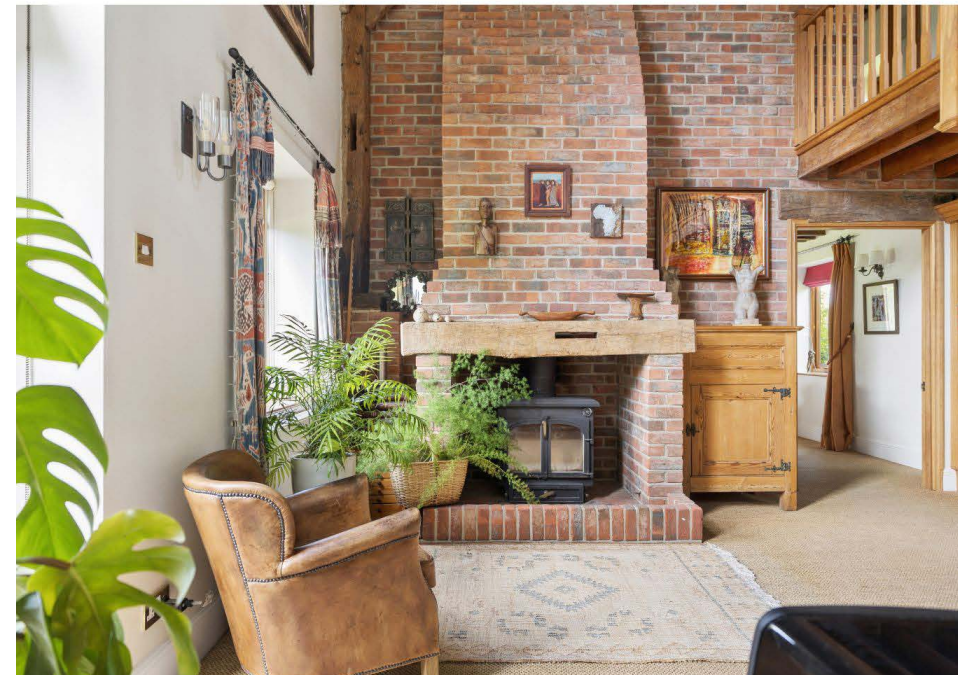
Guide Price: £2,950,000





DUNERLEY COTTAGE

Set within approximately 13 acres of idyllic gardens and grounds that follow the gentle course of the River Dun, Dunerley Cottage is a charming detached home enjoying glorious views across the river and surrounding countryside. Thoughtfully designed to maximise these attractive vistas from as many rooms as possible, the house is beautifully light throughout, with generous ceiling heights creating an airy and welcoming atmosphere—perfect for appreciating the sights and sounds of its tranquil setting. At the heart of the house is a substantial entrance hall featuring a woodburner, vaulted ceiling and French doors opening onto the garden. The double-aspect sitting room also has a woodburner and opens via two sets of double doors into a striking, oak-framed conservatory with far-reaching views over the river and gardens beyond. At the opposite end of the house lies a superb kitchen/dining room, fitted with bespoke units, exposed beams and ample space for entertaining, with two sets of double doors leading outside. The ground floor also includes a double bedroom with en suite shower room, together with an office, gym and cloakroom. Upstairs, a spacious landing with minstrel's gallery leads to the principal bedroom with fitted wardrobes, en suite bathroom and lovely views, a guest bedroom with en suite, a further bedroom and family shower room.







OUTSIDE AND LOCATION

Outside, there is a versatile outbuilding with two garages, studio and gardener's cloakroom, with stairs to a self-contained annex above. The grounds feature an outdoor swimming pool with pool house, greenhouse, fishing huts, wildflower meadow, mature trees, pondside deck and a gravel driveway offering generous parking.

Dunbridge is a pretty village set beside the River Test, just a few miles from the market town of Romsey. It offers a peaceful rural feel with local amenities including a popular public house, village hall and direct access to scenic walking routes. Romsey provides a wider range of shops, cafés, restaurants, leisure facilities and supermarkets. Transport links are excellent, with rail services from Romsey to Southampton, Salisbury and London Waterloo, and easy access to the A27, A3057 and M27. A good selection of well-regarded state and independent schools are available locally.

Services: mains water (metered), mains electricity, private drainage (septic tank)

Heating: oil fired central heating, solar panels, electricity

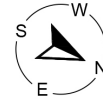
Post Code: SO51 0LG

Location: <https://what3words.com/beaker.pursue.plants>

Electric vehicle charging point



Approximate Floor Area = 259.4 sq m / 2792 sq ft
 Garages = 27.7 sq m / 298 sq ft
 Outbuildings = 95.9 sq m / 1032 sq ft
 Total = 383.0 sq m / 4122 sq ft
 (Excluding Void / Old Fish Hut)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106628

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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