



Willow Ridge

Flowers Lane, Plaitford, Romsey, SO51 6HH

£2,250,000

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A substantial well presented unique single storey country residence set within a picturesque rural setting, adjoining open countryside. Willow Ridge offers 3,922 sq. ft./362 sq. metres over the main house and swimming pool complex. The grounds extend to 3.47 acres with the benefit of a modern stable block, two extensive paddocks, large swimming pool, well maintained tennis court and new 4 berth garage block.

FEATURES

NEAR 2 ACRE PADDOCKS WITH STABLE BLOCK, TENNIS COURT, POOL ROOM WITH SUNKEN SWIMMING POOL, UNDERFLOOR INDIVIDUALLY CONTROLLED OIL-FIRED CENTRAL HEATING, PORCELANOSA FLOOR AND WALL TILING, DOUBLE GLAZED WINDOWS, 'KARNDEAN' FLOORING TO LIVING ACCOMMODATION (NOT BEDROOMS), HEOS BY DENON SPEAKER SYSTEM TO KITCHEN/DINING ROOM AND LOUNGE OPERATED VIA MOBILE PHONE APP, GATED ACCESS WITH SECURITY VIDEO PHONE ENTRY-SYSTEM, FOUR BERTH GARAGE WITH ELECTRIC DOORS, POWER SUPPLY FOR ELECTRIC CAR CHARGING POINT.

Willow Ridge is set back from a quiet country lane in the sought after village of Plaitford on the Hampshire/Wiltshire border. The property is accessed via stylish electric gates. This modern contemporary home has been finished to an excellent standard and incorporates a potential self-contained annexe, or additional stunning living space for a large/extended family.



Plaitford is a small village within the rolling Wiltshire countryside, almost on the Hampshire border and offers an ideal 'get away from it all' location, whilst being only five miles from the M27, 8 miles from the historic city of Salisbury with its superb cathedral, 5 miles from Romsey, whilst the city of Southampton with its superb shopping facilities is approximately 10 miles away. The superb sandy beaches along the south coast at Bournemouth are within easy reach

Locally, there are many local country pubs, whilst Salisbury, Romsey, Winchester and Southampton offer a plethora of quality eateries and excellent shopping facilities

Educationally, Wellow Primary School is nearby, together with the excellent Embley Park Private School.

The M27 gives excellent access to the M3, London, the Midlands and beyond. Southampton and Bournemouth both offer international airports within an easy drive. Furthermore, there is an excellent rail network linking the area to London and beyond

Willow Ridge offers a tucked away rural yet convenient location in which to raise your family and to get away from the 'hurly burly of modern life'.





RECEPTION HALL c.6.84m x 3.23m (22'5" max. x 10'7"). With part glazed composite double front doors with two adjoining glazed side panels, recessed downlighters, fully glazed wide single door leading to rear patio. To the right of the reception hall is the area that could be separated off completely to provide a one bedroom annexe with lounge, kitchen and en suite, or alternatively left as it is to provide a second lounge and fifth bedroom with en suite and utility room.

KITCHEN/DINING ROOM c.10.31m x 4.21m (33'10" x 13'9"). Superbly fitted with range of white and grey gloss units comprising inset into worktop 1.5 bowl single drainer sink unit with cupboards below and integrated 'Bosch' dishwasher. Range of base units with cupboards and drawers with 'Corian' worktops above, two full height pull-out racked storage units, storage cupboards. Two 'Bosch' electric ovens with two integrated 'Bosch' microwave ovens with cupboards above and below. Integrated tall fridge and freezer and larder type cupboard. Island unit/ breakfast bar with 'Bosch' electric ceramic hob, tiled floor, TV point, side aspect window, wide bi-fold doors leading from dining area to front patio. Doors to:

LOUNGE c.9.15m x 4.51m (31'2" x 14'9"). Four full height windows to two aspects, recessed downlighters, TV point, glazed double doors to rear patio, wood burner with brick effect surround.

INNER HALL Recessed downlighters, hatch to loft space, double airing cupboard.

MASTER SUITE c.5.68m x 3.61m (18'7" x 11'10"). Rear aspect window, glazed double doors to raised patio area, which leads to the pool house, TV point, door to:

DRESSING ROOM c.2.64m x 2.27m (8'8" x 7'5"). Range of built-in wardrobes, recessed downlighters, full height rear aspect window, door to:

EN SUITE c.2.82m x 2.07m (9'3" x 6'9"). White suite comprising double-end bath with mixer tap, walk-in shower with glass screens, bowl type wash hand basin with drawer unit below, WC, fully tiled walls and fully tiled flooring with underfloor heating, chrome heated towel rail, display recesses, side aspect window.

BEDROOM 2 c.4.14m x 3.61m (13'7" x 11'10" measurements exclude door recess). Range of built-in wardrobes, TV point, recessed downlighters, side aspect window.

BEDROOM 3 c.3.60m x 3.14m (11'10" x 10'3"). Recessed downlighters, TV point, rear aspect window.

BEDROOM 4 c.3.60m x 2.83m (11'10" x 9'3"). Glazed double doors to patio, built in cupboards, TV point, recessed downlighters.







FAMILY BATHROOM White suite comprising double-end bath with mixer taps, WC, corner shower cubicle, wash hand basin with cupboards below, fully tiled walls and flooring, extractor vent, recessed downlighters, chrome heated towel rail, side aspect window.

POTENTIAL ANNEXE:

LOUNGE c.5.92m x 4.15m (19'5" x 13'7"). Near full width bi-fold doors leading to rear patio, TV point, recessed downlighters, side aspect window.

UTILITY ROOM/KITCHEN c.3.44m x 1.75m (11'3" x 5'9"). This is currently arranged as a utility room for the main house, but could easily be converted with the installation of a sink and cooker to provide a kitchen for an annexe. Long worktop with cupboards below and space & plumbing for automatic washing machine and space for further appliances, recessed downlighters, fully glazed door to side of property with side aspect window.

BEDROOM c.4.60m x 3.54m (15' x 11'7"). Two full height front aspect windows and side aspect window, TV point, recessed downlighter, door to:

EN SUITE Shower comprising fully tiled shower cubicle, rectangular wash hand basin with cupboards below, WC, tiled floor, fully tiled walls, heated towel rail, recessed downlighters, extractor fan, full height front aspect window.

BOILER ROOM Hot water tank with associated plumbing, consumer units etc., automatic light. This room is accessed from the reception hall.



OUTSIDE The property is approached via double electronically operated gates. NB These are activated via telephone entry system. The sweeping gravel drive leads to the front of the property and offers excellent parking facilities for numerous vehicles and also leads to the **FOUR BERTH GARAGE** c.12m x 6m (39' x 19'), with 2 twin electric roller doors with power & light and side pedestrian door. There is also a power supply for the installation of an electric car charging point. There is a large lawned area, which sweeps around the front and to the left-hand side of the property, passing the pool house and this then extends around the rear of the property. There is a large patio area to the front of the property accessed via the kitchen/dining room and a further rear patio accessed from the reception hall and a secluded patio to the side of the property with recessed pond, which gives access to the **POOL HOUSE** with sunken swimming pool, measuring 11m x 5.5m (36' x 18'), deep end depth 1.53m/5' shallow end 1.38m/4'6". There are internal pool lights. The **TENNIS COURT** is located in the right-hand corner away from the property and





has high fencing all around and gate. There is also a basketball hoop and backboard. There is a pedestrian gate that leads through to the paddock to the rear of the property.
CLOAKROOM: This is built within the main body of the property but is accessed via an external door to the side of the property. WC, wash hand basin, oil fired boiler.

The STABLES and PADDOCKS are approached via a separate track from Pound Lane. The yard is concreted and there are two Stables: c.3.72m x 3.48m (12'2" x 11'5") c.3.48m x 3.47m (11'5" x 11'5"). a Tack Room: c.3.47m x 2.24m (11'5" x 7'4") and Hay Store: c.5.98m x 3.65m (19'7" x 12'). There is power and light, external lighting over yard area and towards the access track with remote control operation. Water tap. The initial paddock area leads up to a 5-bar gate, which leads through to a further paddock. The stable and paddock areas amount to c.1.96m acres with the house and gardens amounting to c.1.51 acres. There is a pedestrian gate from the gardens to the first paddock and stables.

COUNCIL TAX BAND 'G' – payable 2022/23 - £3,140.96.

EPC RATING 'D'

GROSS SQUARE MEASUREMENTS 254 sq. metres (2,760sq. feet) approx.

TENURE We understand from the vendors that the property is FREEHOLD.

NOTE Paul Jeffreys have not tested any appliance mentioned in these particulars, including central heating and services and cannot confirm that they are in working order. All photographs are for guidance and items within the photographs may not be included in the sale.

NOTE 2: We understand there are underground service ducts from the garden to inside the boiler room to facilitate either ground source or air source heating or solar panels.

NOTE 3: The drainage is by way of a septic tank, the cost of emptying this is, we are advised, in the region of £200 per visit.

Note 4: In accordance with the 1979 estate agents act, the director of Paul Jeffreys is a friend of the vendor.

DIRECTIONS From Ower (just off the M27) take the A36 signposted Wellow. Proceed for approx. 3.5 miles passing over the roundabout and entering Plaitford and just after the Shoe Inn on the right-hand side, turn right into Sherfield English Road. Continue along this road for approx. 1 mile and on reaching the triangular green with bench and tree, turn right into Pound Lane. Proceed along this road and on reaching the entrance to Bowers Farm the road immediately bears sharp left, follow this road along and at the top of the hill the road runs into Flowers Lane and the property will be found immediately on the left-hand side.

VIEWING STRICTLY BY APPOINTMENT

OPEN	Weekdays	9.00am – 5.00pm
	Saturday	9.00am – 4.00pm
	Sunday	10.00am – 3.00pm

PMD/HC/07.22





Ground Floor



AGENTS NOTES:
 These brochure particulars, including photographic displays, have been prepared by Paul Jeffreys Ltd. No implication is made that any item is to be included in the sale by virtue of its inclusion within the photographic display. All fixtures and fittings are excluded from the sale unless included separately within the legal "fixtures & fittings" details. All measurements are taken in imperial and are approximate. We endeavour to make all the details contained therein accurate and reliable, but they should not be relied upon as statements or representations of fact. Descriptions of appliances, services, systems, fittings and equipment should not be taken as guarantee that they are in working order, they have not been tested (unless stated) and no warranty can be given as to their condition. Floor plan is for guidance only. These particulars do not constitute any part of an offer

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