



**Pound Hill Cottage, Pound Lane, Plaitford, Romsey SO51 6EH**







## IMPRESSIVE FAMILY HOME IN STUNNING LOCATION

This beautiful family home is in an idyllic setting within the Test Valley village of Plaitford. Amenities in nearby West Wellow include a Primary School, convenience store, butchers, church, garage and a choice of family friendly pubs. The location is also ideal for those wanting good access onto main roads, motorways and rail links. The nearby market town of Romsey provides more extensive amenities, including a department store, independent shops and supermarkets. Lyndhurst, Salisbury, Southampton and Winchester are all a short drive away. The property is close to the New Forest National Park which offers beautiful walks, cycle routes and horse-riding trails.

Pound Hill Cottage is a spacious property of great charm, in a wonderful location. Situated in a quiet lane it really does offer the perfect country idyll. The house is generously proportioned, and offers versatility for any potential buyer. The ground floor accommodation offers three reception rooms, a kitchen/breakfast room plus a utility room. The property has been finished to a high specification and has been very well maintained. Recent updates include new carpets, and a beautifully re-modelled family bathroom. The welcoming entrance hall, accessed via a covered porch leads to all principal ground floor rooms. The large sitting room, with feature fireplace overlooks the rear elevation and provides access to the garden through French doors. The formal dining room is open to the kitchen, linking the two rooms nicely. The large utility room off the kitchen also provides access to the garden. The remaining reception room is currently being used as a home office. Upstairs are four bedrooms along with the contemporary family bathroom. The principal bedroom benefits from a very generous en-suite bathroom and a wealth of fitted cupboards. All first-floor rooms offer beautiful views over surrounding countryside. To the front of the property is off road parking for several vehicles plus a double garage. The rear gardens are an absolute joy, landscaped by the current owners they are mainly laid to lawn edged by beautifully planted borders. A patio area provides the perfect location to sit back, relax and take in the beautiful surroundings.

- Ultrafast Broadband Available
- Council Tax Band ' G ' Test Valley Borough Council
- Mains Electricity & Water
- Oil Heating
- Private drainage















# Winkworth

**Address: Pound Hill Cottage, Pound Lane, Plaitford, Romsey SO51 6EH**

**Council Tax Band: 'G' Test Valley Borough Council £3,450.40 PA**

**EPC: F**

**Tenure: Freehold**



## Pound Hill Cottage

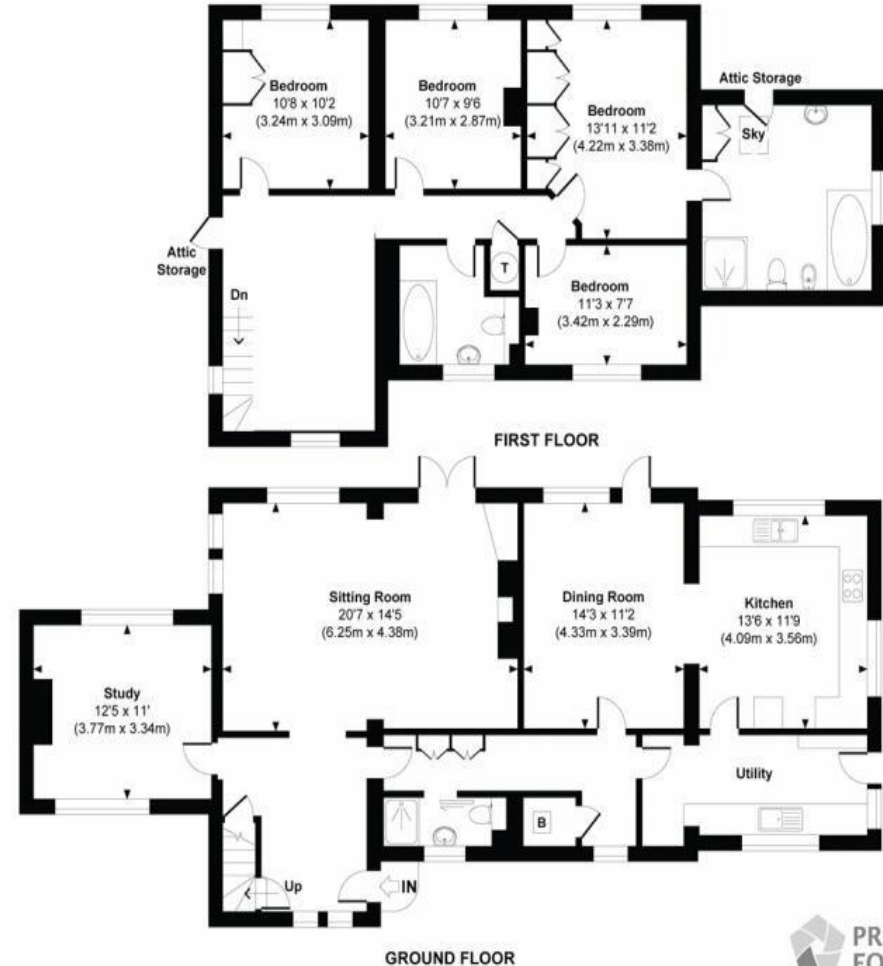
Approximate Gross Internal Area

Main House = 2030 Sq Ft / 188.64 Sq M

Garage = 330 Sq Ft / 30.63 Sq M

Total = 2360 Sq Ft / 219.27 Sq M

Outbuildings are not shown in correct orientation or location.



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Measured and drawn to RICS guidelines. Plan is for illustrative purposes only and is not to scale. All dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No responsibility is taken for any error, omission or misrepresentation.

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