



**Connells**

Rose Cottage Salisbury Road  
Plaitford Romsey



## Property Description

Rose Cottage is a delightful detached home set within a generous plot on Salisbury Road, offering flexible accommodation and exciting potential for future enhancement (STPP). The property features a spacious lounge with an open fireplace, a dining room opening into a bright conservatory, a versatile third reception room suitable as a home office, guest room or potential annexe space, and a well-appointed kitchen with ample storage and dining space. A ground-floor shower room adds practicality. Upstairs are two spacious dual-aspect double bedrooms enjoying natural light from both front and rear elevations, together with a family bathroom. Outside, the property benefits from a driveway providing parking for multiple vehicles, an adjoining garage with conversion potential, and a mature rear garden featuring a patio, pond, greenhouse, raised vegetable beds and established planting. Located close to the New Forest National Park, local amenities and transport links, Rose Cottage offers a wonderful blend of village living and future potential.

## Entrance Hall

Welcoming entrance hall with front door access and staircase rising to the first floor.

## Lounge

A spacious reception room featuring an attractive open fireplace with exposed brick surround, front-aspect window and archway leading to the dining room.

## Dinning Room

Bright dining space with windows to the side and rear aspects, offering direct access to the conservatory.

## Conservatory

Light-filled garden room with tiled flooring, exposed brick wall and French doors opening onto the rear patio and garden.

## Third Reception Room/ Bedroom

Versatile room suitable as a family room, home office, guest accommodation or potential third bedroom/annexe space, subject to any required permissions.

## Kitchen Diner

Fitted with a range of wall and base units, inset lighting, wine rack, space for a dining table and room for free-standing appliances including cooker, dishwasher and washing machine.

## Ground Floor Shower Room

Comprising shower cubicle, wash hand basin, WC and side-aspect window.

## Bedroom One

Generous dual-aspect double bedroom with

windows to both the front and rear elevations, creating a bright and airy space.

## Bedroom Two

Well-proportioned dual-aspect double bedroom with windows to the front and rear aspects.

## Bathroom

Fitted with a bath, separate shower cubicle, wash hand basin, built-in storage, localised tiling and obscured rear-aspect window.

## Garage

Adjoining garage with up-and-over door, offering useful storage and potential for future conversion (STPP).

## Front Garden

Driveway providing off-road parking for multiple vehicles, with mature shrubs, borders and access to the garage.

## Rear Garden

Established garden featuring a patio area, greenhouse, pond, raised vegetable beds, mature planting and timber-fenced boundaries.

## Location

Rose Cottage occupies a desirable position on Salisbury Road, offering the perfect balance of village living and accessibility. The

property is situated within easy reach of the New Forest National Park, one of the UK's most celebrated natural landscapes, renowned for its ancient woodland, open heathland, picturesque villages and extensive network of walking, cycling and riding routes.

The surrounding area offers a range of everyday amenities, including local shops, public houses, cafés, schools and community facilities, while the nearby market towns of Romsey and Ringwood provide a wider selection of shopping, dining and leisure opportunities. Southampton city centre is also readily accessible, offering extensive retail, cultural and employment facilities.

For commuters, the property is well placed for access to major road networks, including the M27 and M3, providing convenient links to Southampton, Winchester, Bournemouth, Portsmouth and London. Mainline railway stations in the surrounding area offer regular services to Southampton, Winchester and London Waterloo, making the location particularly attractive for those requiring connectivity whilst enjoying a more rural lifestyle.

The nearby New Forest National Park provides an exceptional outdoor environment, with opportunities for walking, cycling, horse riding and wildlife observation, while the South Coast's beaches and waterside attractions are also within easy reach. Combining countryside surroundings with excellent transport connections and local amenities, this location offers a highly desirable setting for both families and professionals alike.

## Agents Notes









Total floor area 142.5 m<sup>2</sup> (1,534 sq.ft.) approx

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**T 01794 830 833**  
**E [romsey@connells.co.uk](mailto:romsey@connells.co.uk)**

13a The Hundred  
 ROMSEY SO51 8GD

EPC Rating: D Council Tax  
 Band: E

Tenure: Freehold

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