



---

**Asking Price £180,000 Leasehold**

**2 Bedroom, Apartment - Retirement**

5, Dunwood Court Salisbury Road, Sherfield English, Romsey, Hampshire, SO51 6GR



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk

**Churchill**  
Sales & Lettings  
Retirement Property Specialists



# Dunwood Court

Dunwood Court is a development of 20 luxury apartments and 2 beautiful cottages within in a tranquil, rural location surrounded by woodland in Sherfield English, Romsey. Built around a garden courtyard the properties have all been carefully designed to provide light, airy and very spacious accommodation.

The development is set in a 25-acre ground shared with Dunwood Manor Nursing Home. Dunwood Court is just 4 miles outside the bustling market town of Romsey with a huge range of shops and amenities and a twice weekly street market. Romsey has excellent rail, bus and road connections giving easy access into Salisbury, Winchester and Southampton. Being on the northern edge of the New Forest means stunning woodland and heathland walks are close by to explore.

Dunwood Court's daytime manager is on hand throughout the day to support the residents and keep the development in perfect shape. They arrange many regular events in the Owners' Lounge from coffee mornings to games afternoons.

There are 2 Guest Suites available each capable of sleeping 4 (2 single beds and a sofa bed) with a kitchenette and shower room.

Dunwood Court has been designed with safety and security at the forefront. The apartment has an emergency monitoring system installed (Careline Support), monitored by the onsite Manager and 24 hours, 365 days a year by the Careline team. There is an intruder alarm, secure video entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas, providing unrivalled peace of mind.

Dunwood Court is managed by the award winning Churchill Estates Management to maintain the highest standards of maintenance and service for every apartment and owner.

Dunwood Court requires Owners to be over the age of 65.



0800 077 8717



sales@churchillsl.co.uk



churchillsl.co.uk



# Property Overview

## \*\*TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT\*\*

Churchill Sales & Lettings are delighted to be marketing this wonderful two double bedroom, two bathroom, ground floor apartment which is situated within the popular Dunwood Court development.

Offered to the market with no forward chain, this property simply must be viewed to appreciate the accommodation it offers. It's two patios and it's stunning location within the extensive communal grounds.

Introducing you to this wonderful apartment are a lobby with storage and welcoming hallway which give access to all the apartment's rooms.

The Living room is a spacious room which is open plan to the Dining area and well fitted Kitchen. Together these create a fabulous space that offers multiple options for furnishing. Double opening doors lead to the rear patio area, which enjoys a tranquil backdrop.

Bedroom One is a generous double room with ample fitted furniture. There is a large window providing natural light and double doors open to the patio area. An Ensuite provides a shower, WC and wash basin with vanity unit.

Bedroom Two is another good-sized double room. It's windows offer woodland views and natural light.

The Bathroom is spacious and tiled throughout. It has been fitted with a bath with shower attachment over, a WC and a wash hand basin with vanity unit.

Call us today to book your viewing at Dunwood court!



# Features

- Two bedroom two bathroom ground floor apartment with two included patios
- Dedicated parking space and additional visitor parking
- Owners' lounge with regular social events, kitchen and wellness suite
- Onsite manager available Monday to Friday
- Stunning communal grounds
- Two Guest Suites
- Large grounds, landscaped borders and courtyard
- Easy access to Romsey and surrounding areas
- 24 hour Careline system for safety and security
- A Guest Suite is available for your friends and family to stay in. In addition, you are entitled to use of the Guest Suites at all Churchill Living developments across the country.



# Key Information

Service Charge (Year Ending 31st January 2026):  
£9,919.81 per annum

Ground Rent: Collected by Dunwood Properties Ltd

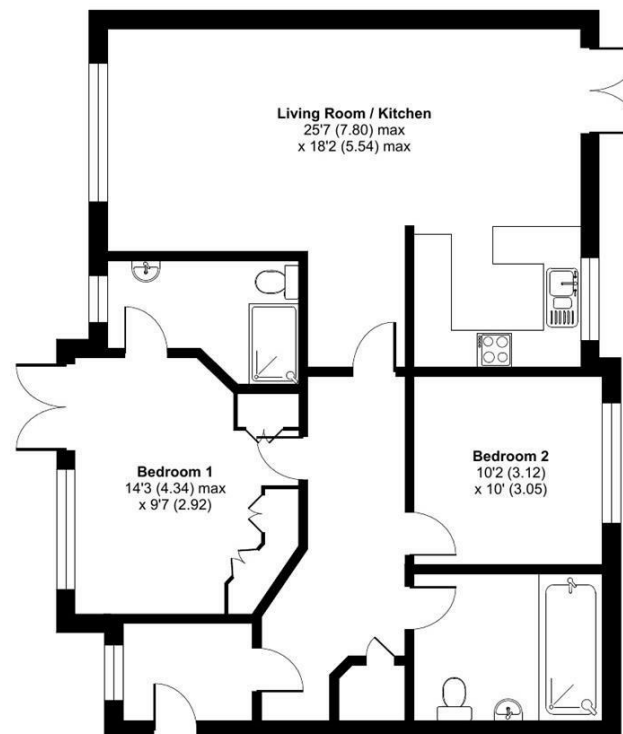
Council Tax: Band D

125 year Lease commencing 2007


Please check regarding Pets with Churchill Estates Management. Any consents given in relation to pets are subject to the terms of the lease and any further rules and regulations made by Churchill Estates Management.

Service charges include: Careline support system, buildings insurance, sewerage rates, communal cleaning, communal utilities and maintenance, garden maintenance, lift maintenance & House Manager.

Approximate Area = 996 sq ft / 92.5 sq m  
For identification only - Not to scale



EPC Rating: C

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Churchill Sales & Lettings Limited. REF: 1271734

DESCRIPTION Measurements are approximate and some may be maximum on irregular walls.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents. All relevant documentation pertaining to this property should be checked with your legal advisor before exchanging contracts.

Property Particulars Disclaimer: These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations, 2008. Nor do they constitute a contract, part of a contract or a warranty.





☎ 0800 077 8717

✉ sales@churchillsl.co.uk



churchillsl.co.uk

**Churchill**  
Sales & Lettings  
Retirement Property Specialists