



LITTLE
BEECHES

£575,000

HenshawFox

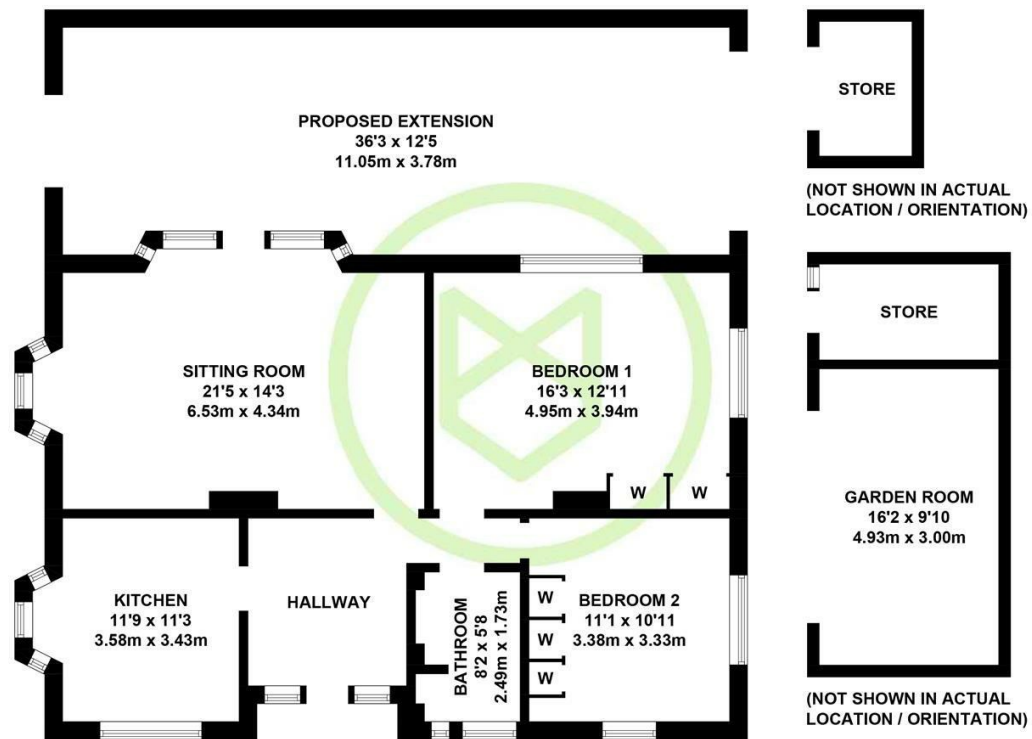


Little Beeches

Crook Hill, Braishfield, Romsey, Hampshire, SO51 0QB

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GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 907 SQ FT / 84.3 SQ M
 OUTBUILDINGS = 254 SQ FT / 23.6 SQ M
 TOTAL = 1161 SQ FT / 107.9 SQ M
 PROPOSED EXTENSION = 441 SQ FT / 41.0 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID994685)

Summary

Located on the fringes of the village of Braishfield, this detached bungalow is positioned on a generous plot measuring approximately 0.22 of an acre and is a fantastic opportunity to acquire a home with planning permission granted to extend. The accommodation offers two double bedrooms, refitted four piece bathroom, kitchen, large sitting/dining room, garden room with bi folding doors, pleasant gardens and driveway parking. The home has planning permission granted for a side extension and accommodation to be added into the roof space, the side extension is partially built, for more information please contact Henshaw Fox.

Features

- Located on the fringes of Braishfield
- Planning permission granted for a side extension and two bedrooms and shower room on the first floor
- Generous plot measuring 0.25 of an acre
- Two double bedrooms & refitted four piece bathroom
- Driveway parking for several vehicles
- Pleasant westerly facing gardens, garden room with bi folding doors

EPC Rating:

Energy Efficiency Rating

Current 53

Potential 71

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Accommodation

Planning Permission

Planning permission has been granted for a single story side extension, adding a kitchen/dining/living space with a vaulted ceiling and skylights. Permission has also been granted for a loft conversion, adding two bedrooms, a shower room and storage space. The side extension is partially built with the walls up to where the roof would meet. Full drawings and details can be found www.testvalley.gov.uk/planning-and-building - Ref no. 23/00793/FULLS or by searching with the postcode.

Accommodation

The welcoming entrance hallway provides access to the sitting/dining room, the kitchen, bedroom one, bedroom two and the four piece bathroom. The sitting/dining room has an open fireplace providing the perfect focal point, a pleasant double aspect and parquet flooring. The modern kitchen has a range of fitted cupboards, drawers and space for a range of appliances. Bedroom one is generous double room, laid with parquet flooring, benefitting from fitted wardrobes and a pleasant double aspect. Bedroom two benefits from fitted wardrobes and a pleasant double aspect. The bathroom has been refitted with a four piece suite comprising bath, WC, wash basin, walk in shower, heated towel rail, stylish tiling, an exposed brick wall and LED lighting.

Outside

The plot measures approximately 0.25 of an acre. The rear garden benefits from a pleasant Westerly aspect, there is a large lawned area and a paved area is laid at the end of the garden. The garden room has bi-folding doors, currently this space used as an outside entertaining area, but could offer many uses as a room.

Parking

Driveway parking is provided to the front and alongside the home, with gates opening to further parking at the rear.

Location

The picturesque village of Braishfield is located on the outskirts of Romsey. Various local amenities include a primary school, public houses, village hall, cafe, footpaths and bridle ways into the beautiful Test Valley. Further amenities can be found within a few minutes drive. Braishfield is perfectly positioned for access to many good road links, Romsey train station and the beautiful city of Winchester.

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Age

1950s

Tenure

Freehold

Heating

Oil fired central heating

Primary School

Braishfield Primary School

Secondary School

The Romsey Academy

Council Tax

Band E - Test Valley Borough Council

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