



Denham House 76 The Hundred | £725,000
Romsey, Hampshire, SO51 8BX





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Romsey, Hampshire, SO51 8BX

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Summary

A charming Grade II Listed Georgian townhouse, situated within the heart of Romsey town centre. The expansive accommodation features five double bedrooms, two shower rooms, modern kitchen leading to dining room, sitting room with log burning stove and useful cellar. Outside, the home has a low maintenance courtyard garden and garage in a block. On street permit parking also available



APPROXIMATE GROSS INTERNAL AREA
 LOWER GROUND FLOOR = 523 SQ FT / 48.6 SQ M
 GROUND FLOOR = 777 SQ FT / 72.2 SQ M
 FIRST FLOOR = 777 SQ FT / 72.2 SQ M
 SECOND FLOOR = 425 SQ FT / 39.5 SQ M
 GARAGE = 131 SQ FT / 12.2 SQ M
 TOTAL = 2633 SQ FT / 244.7 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1020311)

Summary

- Stunning Grade II Listed Georgian townhouse
- Situated within the heart of Romsey town centre
- Flexible accommodation set over three floors
- Five generous bedrooms and two shower rooms
- Modern kitchen/breakfast room and charming sitting room
- Garage and on street permit parking available

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground Floor

Upon entry, stunning wood flooring leads you through to the kitchen/breakfast room, dining room, shower room, bedroom two, door to basement level and stairs leading to first floor landing. Recently re-configured to the front of the home, the kitchen/breakfast room comprises sleek cabinetry and a selection of built in appliances which include fridge/freezer, double oven, dishwasher, washing machine and electric hob with extractor above. The dining room has two useful built in storage cupboards, ample space for dining table and chairs and double doors to the courtyard garden. The ground floor shower room comprises a walk in shower unit, WC and two wash basins. Currently used as an 'Air Bnb', bedroom two is a spacious double room with log burning stove and door leading to the courtyard garden.

Lower Ground Floor

The cellar provides brilliant storage space and is currently set up as a workshop.

First Floor

The first floor landing allows access for two bedrooms, sitting room, shower room and stairs leading to the second floor landing. Onlooking the front aspect, the sitting room has dual sash windows and log burning stove with exposed brick surround acting as a real focal point to the room. The principal bedroom has a built in storage cupboard, wash basin and onlooks the rear garden. The first floor shower room has a walk in shower unit, WC, wash basin and heated towel rail. Bedroom three is situated at the rear of the home is an ample double with wash basin.

Second Floor

The spacious second floor landing provides access to two further bedrooms and access for loft. Both are generous double rooms.

Outside

Accessed via the dining room or bedroom two, the low maintenance courtyard garden is mainly patioed with brick flower bed and access path leading out to The Hundred

Parking

The home comes with a garage in a block a short stroll from the home and permit on street parking is available

Location

Situated within the town centre near to all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

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.

Sellers Position

Buying on

Tenure

Freehold

Heating

Gas central heating and log burners

Infant and Junior School

Romsey Primary School

Secondary School

The Romsey School

Council Tax

Test Valley - Band F

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