



Rockingham | £765,000

72 Winchester Road, Romsey, Hampshire, SO51 8JA





Rockingham

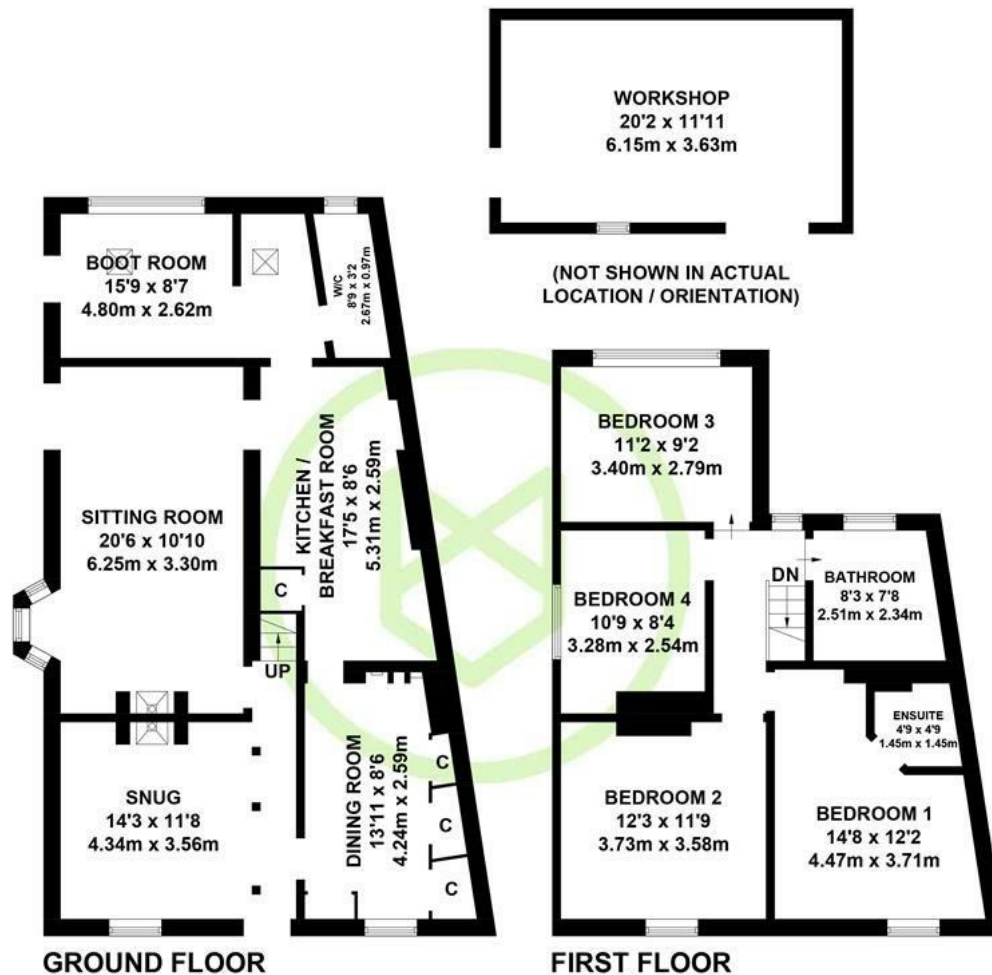
72 Winchester Road, Romsey, Hampshire, SO51 8JA

01794 521339 / 02380 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

An imposing period home situated in the heart of Romsey Town centre occupying gardens approaching 1/4 acre. Rockingham is a charming detached residence intertwining original character features with luxurious modern finishes throughout. The ground floor accommodation comprises sitting room with double doors to adjoining patio, kitchen/breakfast room, boot room/utility, cloakroom, snug and dining room. Upstairs you find four double bedrooms, en-suite to principal room and family bathroom. Sitting on a 0.2acre plot, the impressive gardens are surprisingly secluded and feature an expansive lawn with Magnolia Tree, spacious patio adjoining the home and useful workshop.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 903 SQ FT / 83.9 SQ M
FIRST FLOOR = 646 SQ FT / 60.0 SQ M
WORKSHOP = 241 SQ FT / 22.4 SQ M
TOTAL = 1790 SQ FT / 166.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1001568)

Summary

- A beautiful Victorian home in the heart of Romsey Town centre
- Impressive gardens extending to 0.2 acres
- Stunning period features with a blend of modern finishes
- Driveway parking for several vehicles
- Luxurious kitchen/breakfast room with utility area

EPC Rating

Energy Efficiency Rating
Current D
Potential C

Rockingham

72 Winchester Road, Romsey, Hampshire, SO51 8JA

Ground Floor

Upon entry, you are greeted by feature oak beams which lead into the cosy snug which features a delightful wood burning stove with slate hearth. The dining room has useful floor to ceiling storage and boasts a period fireplace. The immaculate kitchen/breakfast room has been fitted with traditional Corian worktops extending into a breakfast bar area. Integrated appliances include a fridge/freezer, dishwasher, wine cooler, induction hob with hidden extractor above, oven, Quooker tap and microwave. Leading on, the boot room allows access to the adjoining patio, plumbing for washing machine, dryer and separate cloakroom comprising WC and wash basin. Skylights at the rear of the home relieve light and create a bright and airy space throughout the downstairs accommodation. Complimented by double doors to the adjoining patio and side bay window, the sitting room centres onto another wood burning stove with slate hearth.

First Floor

On the first floor are four double bedrooms, principal bedroom features fitted wardrobe and en-suite with shower cubicle, WC and wash basin. The family bathroom comprises freestanding roll top bath, corner shower cubicle, WC and vanity unit.

Outside

The sublime gardens start with wrap around adjoining patio creating the perfect outdoor entertainment or dining space. Path and expansive lawn leads on with an established shrub border and pretty Magnolia tree. A sizeable outbuilding is found towards the rear of the garden which is currently used as a workshop. Side gate provides access to the front.

Parking

Driveway parking for several vehicles.

Location

Romsey, a delightful old market town has retained much of its original character and provides an excellent range of amenities for everyday needs. Facilities include a range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services. The M27 can be accessed at junction 3, about 3 ½ miles distant. The major centres of Salisbury, Southampton, Winchester and Portsmouth are all easily accessed

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.

Tenure

Freehold

Heating

Gas central heating

Windows

UPVC double glazed besides from four wooden single sash windows to front with acoustic glass and boot room with double glazed conservation wooden unit

Council Tax

Test Valley - Band E

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

01794 521339 / 02380 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

