



Rockingham | £745,000

72 Winchester Road, Romsey, Hampshire, SO51 8JA







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## 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

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