



£995,000

HenshawFox



45 Oxlease Meadows
Romsey, Hampshire, SO51 7AB

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Summary

An exquisite detached residence within the exclusive Oxlease Meadows development, a short walk away from Romsey town centre and the nearby Fishlake Meadows conservation area. Offering a wide range of modern finishes throughout, the spacious accommodation comprises five bedrooms, two luxury en-suites, four piece family bathroom, sitting room, cinema room/study, immaculate kitchen/dining/family room, utility room, downstairs WC, double garage, driveway parking with gated entrance and stunning south facing rear garden.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1022 SQ FT / 95.0 SQ M
FIRST FLOOR = 989 SQ FT / 91.9 SQ M (EXCLUDING VOID)
DOUBLE GARAGE = 410 SQ FT / 38.1 SQ M
TOTAL = 2421 SQ FT / 225 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID990673)

Features

- Exclusive development within an idyllic setting in Romsey
- A short walk away from the Fishlake Meadows conservation area and Romsey town centre
- Built by Bellway Homes in 2019
- Stunning kitchen/dining/family room with bi folding doors opening out to the rear garden
- Two luxury en-suites and four-piece family bathroom
- Landscaped rear garden complimented by it's South facing aspect
- Driveway parking and double garage

EPC Rating:

Energy Efficiency Rating

Current 85

Potential 92

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Accommodation

Ground Floor

The airy entrance hallway provides access for the sitting room, cinema room/study, downstairs cloakroom comprises WC and wash basin, useful under stairs storage cupboard, kitchen/dining/family room and stairs leading to the first floor landing. Situated to the front the cinema room/study has dual aspect windows and sitting room which is complimented by triple aspect. Overlooking the rear garden, the kitchen/dining/family room is a impressive living space with bi-folding doors to the adjoining patio. The well equipped kitchen comprises island unit with hob and extractor above, space for fridge/freezer, selection of wall and base storage units, wine cooler, built in dishwasher, double oven and microwave. The utility room has plumbing for washing machine, space for dryer and door to the side aspect.

First Floor

A galleried landing allows access for all five bedrooms, family bathroom, airing cupboard and door to balcony. The principal bedroom has dual windows, built in wardrobe and en-suite comprising shower cubicle, WC, wash basin and heated towel rail. Bedroom two has an imposing vaulted ceiling, built in wardrobe and en-suite comprising, shower unit, WC, wash basin and heated towel rail. Bedroom three and four are also double rooms with four also having access to the balcony on the front aspect. Bedroom five is currently used as a dressing room with built in wardrobes but could be changed to an ample single room. The four piece family bathroom comprises bath, shower cubicle, WC, wash basin and heated towel rail.

Outside

Complimented by it's South facing aspect, the rear garden has been beautifully landscaped with spacious patio area, lawn and selection of shrubs. Gate allows side access to the driveway.

Parking

Double wooden electric gates leads to driveway parking for multiple vehicles and detached double garage with electric remote door.

Location

Oxlease Meadows is an exclusive development built in 2018 by Bellway Homes. Located on a short flat walk into Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Beautiful walks can be found in the nearby Fishlake Meadows, and further recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

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

Sellers Position

Looking for onward purchase

Service Charge

Approximately £533.63 per annum

Infant and Junior School

Romsey Primary School

Secondary School

The Romsey Academy

Council Tax

Test Valley - Band G

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