

Mulberry Cottage | £850,000  
Crampmoor Lane, Romsey, Hampshire SO51 9AJ







# Mulberry Cottage

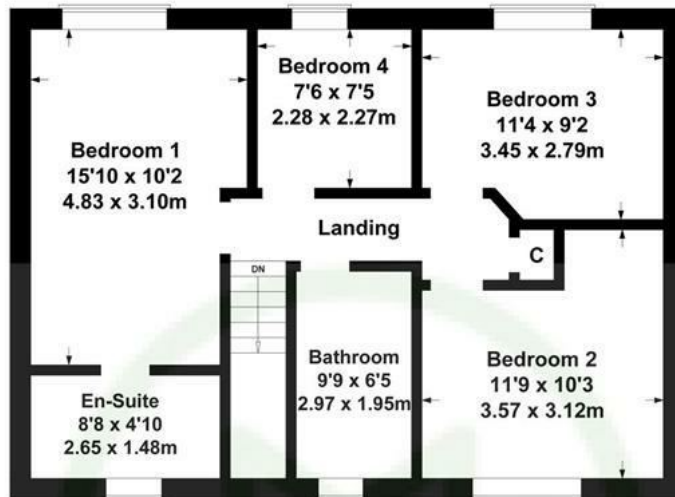
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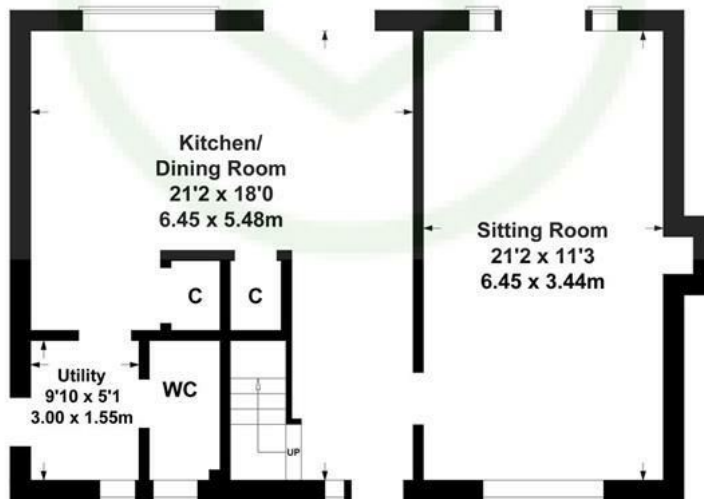


# Mulberry Cottage, Crampmoor Lane

Approximate Gross Internal Area  
1259 sq ft - 117 sq m



FIRST FLOOR



GROUND FLOOR

## Summary

An exceptional newly built home, occupying a wonderful position with a south facing garden overlooking woodland, near to countryside walks and on a no through road. Having been completed to an exacting standard with luxurious fittings throughout, Mulberry Cottage is a rare opportunity to acquire a brand new home that has been finished to the highest quality. The ground floor has a fully integrated kitchen, sitting room with feature brick fireplace, utility room and downstairs WC. The first floor has four bedrooms, a luxurious en-suite and four piece family bathroom.

## Features

- A newly built detached home finished to the highest standard
- Wonderfully spacious and light accommodation
- Air source heat pump and solar panels providing heating and hot water
- Oak porch covering oak front door
- Bespoke wooden double glazed windows
- Fully integrated kitchen with quartz worktops
- South facing rear garden overlooking woodland to the rear
- 10 Year new home warranty

## EPC Rating

Energy Efficiency Rating  
Current A  
Potential A

# Mulberry Cottage

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## Ground Floor

The welcoming entrance hallway immediately sets the tone for this wonderful new home, stairs lead to the first floor, a door opens to the sitting room and the hallway flows into the kitchen/dining area. The stylish kitchen is fitted with quartz worktops, soft closing cupboards and drawers. Integrated appliances include a dishwasher, five ring induction hob with extractor canopy over, 'Neff' slide and hide oven, 'Neff' combi oven/microwave, wine cooler and fridge/freezer. The dining area has ample space for the dining suite and views over the rear garden via doors that open to the rear terrace. The sitting room has a pleasant double aspect, with doors opening to the rear terrace, a brick built feature fireplace provides the perfect focal point. Currently there is an electric stove, although the chimney is lined to accommodate a wood burning stove. The utility room has storage and plumbing for the washing machine, access leads to the downstairs WC and a door opens to the side of the home. The ground floor is heated underfloor, via the air source heat pump and solar panels.

## First Floor

The landing provides access to the four bedrooms, the family bathroom and loft space which is boarded and has a pull down ladder. Three of the four bedrooms are double rooms, bedroom four is a good size single room but would serve well as a study/home office. The en-suite from bedroom one is fitted with a white suite comprising WC, wash basin with storage under, enclosed shower cubicle, towel radiator, stylish tiled walls and flooring. The family bathroom is fitted with a four-piece white suite comprising WC, wash basin with storage under, free standing bath, enclosed shower cubicle, heated towel rail, stylish tiled walls and flooring.

## Outside

The large rear garden has a pleasant southerly aspect and overlooks woodland to the rear, offering a great deal of privacy. A raised patio adjoins the rear of the home, a glass balustrade encloses an outdoor dining and seating area, steps lead down to the lawn with borders and fencing. There is a garden shed and gate providing access to the front of the home.

## Parking

An attractive block paved driveway provides parking for several vehicles, there is potential for a car port to be added, subject to planning permission.

## Location

Crampmoor Lane is a secluded position located just off of the Straight Mile, on the edge of Romsey. An idyllic and highly desirable location offering a semi-rural feel. It is approximately 2 miles from the town centre and train station, while there is a bus stop at the end of the road, providing easy access into the town's various general amenities.

## Age

2024 - New home sold with 10 Year Build Zone Warranty

## Tenure

Freehold

## Heating

Air source heat pump and solar panels

## Council Tax

Not yet rated

## 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.

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