



7 Primrose Way | £635,000  
Romsey, Hampshire, SO51 7RF

 Henshaw Fox





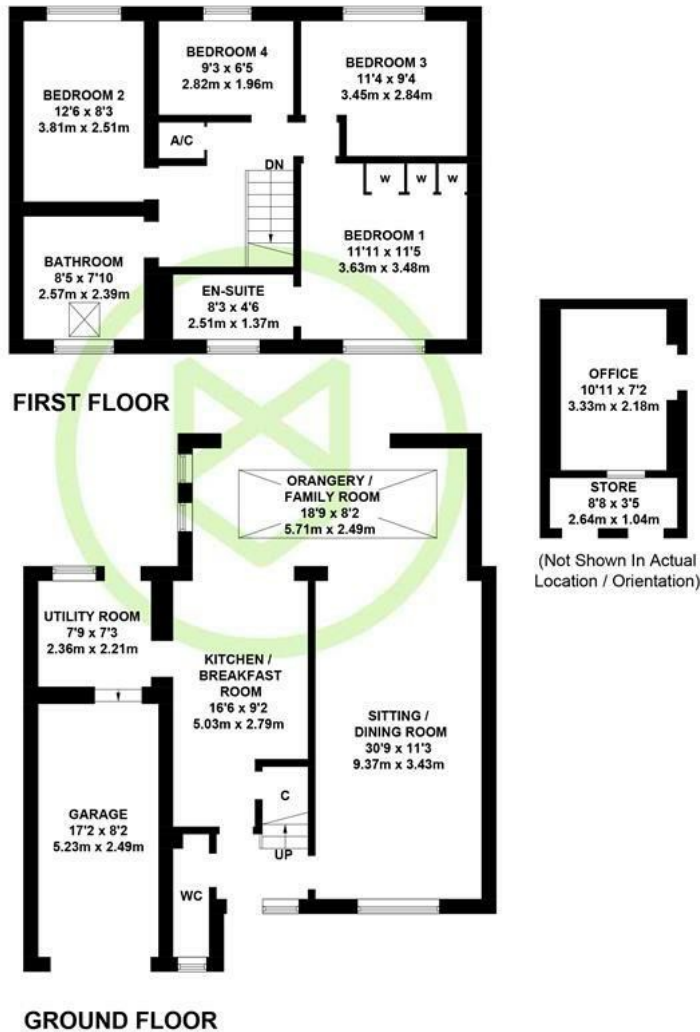
7 Primrose Way  
Romsey, Hampshire, SO51 7RF

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## Summary

Welcome to Primrose Way, a beautifully presented, modern detached family home. Situated in a quiet cul de sac, this property offers a peaceful and serene environment, ideal for those seeking a tranquil lifestyle. The ground floor offers well proportioned living space, a large sitting room opens into the stunning orangery/family room, which then leads into the kitchen/breakfast room. The first floor enjoys four bedrooms, a luxury en-suite and four piece family bathroom. The home is sold with no forward chain.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 867 SQ FT / 80.6 SQ M  
(INCLUDING GARAGE)

FIRST FLOOR = 653 SQ FT / 60.7 SQ M

OUTBUILDING = 113 SQ FT / 10.5 SQ M

TOTAL = 1633 SQ FT / 152.6 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1072894)

## Features

- A beautifully presented detached home
- Located within a quiet cul de sac, near to local amenities and excellent access to Romsey
- Four bedrooms, luxury en-suite and four piece family bathroom
- Large sitting room with space for dining, orangery/family room with roof lantern and bi folding doors
- Kitchen/breakfast room, utility room and downstairs WC
- Rear garden with a pleasant Westerly aspect and outbuilding with power and lighting
- Block paved driveway parking and garage
- No forward chain

## EPC Rating

Energy Efficiency Rating

Current C

Potential B



# 7 Primrose Way

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## Ground Floor

The welcoming entrance hallway provides access to the sitting/dining room, kitchen/breakfast room, downstairs WC and stairs lead to the first floor. The sitting room is a large room which opens into the wonderful orangery/family room. This beautiful room is currently used as a dining space, but could be utilised in many ways, it enjoys views over the rear garden, a roof lantern allows plentiful light and bi-folding doors open to the rear. The kitchen/breakfast room is fitted with a breakfast bar, a range of cupboards and drawers, integrated double oven, fitted hob with extractor hood over, space for a dishwasher and fridge. A door opens to the utility room, which has fitted drawers, space for a washing machine and tumble dryer, a door opens to the garden and a further door leads into the garage.

## First Floor

The first floor landing provides access to the four bedrooms, the family bathroom and airing cupboard. Bedroom one is a double room, benefitting from fitted wardrobes and access to the en-suite, which is fitted with a WC, wash basin, walk in shower cubicle and heated towel rail. Bedrooms two and three are both double rooms and bedroom four is a good size single room, but would serve well as a study. The family bathroom features a vaulted ceiling with skylight, fully tiled walls, tiled floor, a heated towel rail, the modern white suite comprises WC, wash basin, bath with shower attachment and walk in shower.

## Outside

The low maintenance landscaped rear garden offers a pleasant westerly aspect, paving adjoins the rear of the home and steps lead to a lawned area with well stocked borders, hedging and trees. Covered storage can be found to the side of the home, and a gate provides side access to the front of the home. The outbuilding has power, lighting and fitted storage, the perfect space for a home office, workshop or hobby room, there is further low level storage adjoining.

## Location

Primrose Way is located off Campion Drive, a quiet and desirable location on the north east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey rail way station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. There are also frequent bus routes on the Winchester Road to Romsey, Winchester and Southampton. More locally, there are handy convenience stores nearby, a large green and close access to Tadburn Meadows.

## Tenure

Freehold

## Age

1980s

## Sellers Position

No forward chain

## Heating

Gas central heating

## Infant and Junior School

Cupernham Infant and Junior Schools

## Secondary School

Romsey School

## Council Tax

Band E - Test Valley Borough Council

## 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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