



Orchard House | £595,000

Braishfield Road, Romsey, Hampshire SO51 0PB





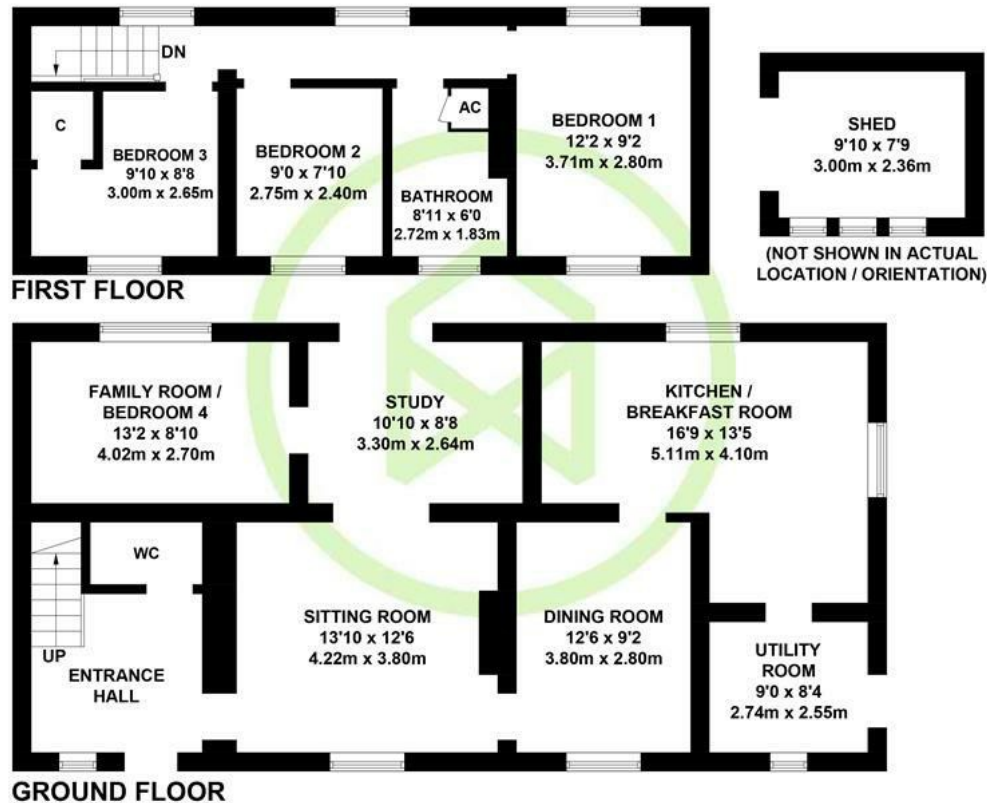
Orchard House
Braishfield Road, Romsey, Hampshire SO51 0PB

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Summary

A charming 1800s semi detached home located on Braishfield Road, on the outskirts of Romsey town. This characterful property boasts four spacious bedrooms, offering ample space for a growing family. The layout includes a sitting room, study, dining room, family room/bedroom and a delightful kitchen/breakfast room with utility room. Outside there are well kept and generous gardens to the side and rear, separated from the driveway by a wall and gate. The home is ideally positioned a short walk away from various local amenities, and some stunning walks.



Summary

- Characterful semi detached home believed to have been built in the 1800s
- A short walk away from various local amenities
- Four bedrooms and family bathroom
- Sitting room, dining room, study and family room/bedroom
- Kitchen/breakfast room, utility room and downstairs WC
- Gated driveway parking
- Pleasant front, rear and side gardens

EPC Rating

Energy Efficiency Rating
Current F
Potential D

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 960 SQ FT / 89.2 SQ M
FIRST FLOOR = 422 SQ FT / 39.2 SQ M
SHED = 78 SQ FT / 7.3 SQ M
TOTAL = 1460 SQ FT / 135.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1073352)

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Ground Floor

The welcoming entrance hallway provides access to the first floor via the stairs, the ground floor WC and sitting room. The sitting room has a window overlooking the front garden and a log burner provides the perfect focal point. An opening leads into the study, which has doors opening to the rear garden and a door leading to the family room/bedroom. Currently used as a ground floor bedroom, this room offers many uses, including a play room, second sitting room or reading room. The dining room has ample space for the dining suite and leads into the kitchen/breakfast room, an 'L' shaped room with a pleasant double aspect. The kitchen is fitted with a range of cupboards and drawers, integrated oven, fitted hob with extractor hood over, space for dishwasher and space for table and chairs. The utility room houses the boiler, has fitted storage, space for a washing machine and space for a fridge/freezer.

First Floor

The first floor landing provides access to the bedrooms and family bathroom. Bedroom one is a double room with a pleasant double aspect, bedroom two is another double room and bedroom three is a good size single room. The family bathroom has a modern white suite comprising WC, wash basin, bath with shower over and heated towel rail.

Outside

The private rear garden is beautifully kept and is landscaped with paving, shingle areas, well stocked borders and a lawned area. There is a garden shed and a gate providing access to the front of the home. The front garden is laid to lawn with established hedging.

Parking

A five bar gate opens to driveway parking.

Location

Braishfield Road is approximately 1.5 miles from Romsey town centre, there is a local shop, a public house, Kings Chase Sports Pavillion and Sir Harold Hillier Gardens all within walking distance.

Sellers Position

Looking for forward purchase

Tenure

Freehold

Age

1800s

Heating

Gas central heating via LPG

Agents Note

The home is not connected to main drainage and has a Klargest water treatment plant

Infant and Junior School

Cupernham Infant and Junior School

Council Tax

Band D - 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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