



6 Benedict Close | £625,000
Halterworth, Romsey, Hampshire, SO51 8PN





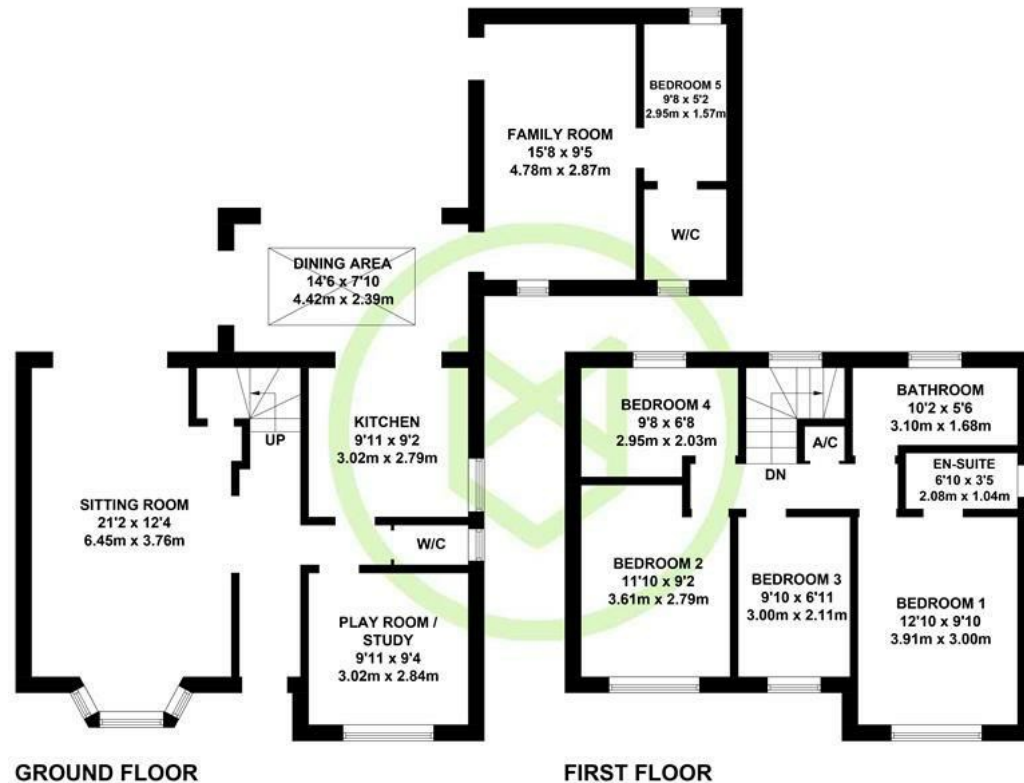
6 Benedict Close
Halterworth, Romsey, Hampshire, SO51 8PN

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Summary

Nestled within a quiet cul-de-sac, this extended detached residence offers annex potential and is situated within catchment for the desirable Halterworth Primary and The Mountbatten Secondary School. The home features five bedrooms, extended kitchen/dining area, large sitting room, study/playroom, additional living room, two downstairs WC's, family bathroom and en-suite shower room. Outside, the home enjoys a secluded rear garden and abundance of driveway parking.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 918 SQ FT / 85.3 SQ M
FIRST FLOOR = 540 SQ FT / 50.2 SQ M
TOTAL = 1458 SQ FT / 135.5 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1087163)

Summary

- Immaculate five bedroom detached house
- Flexible living accommodation with annex potential
- Extended kitchen/dining area with lantern roof
- Secluded rear garden
- Driveway parking for abundance of vehicles
- Catchment for the desirable Halterworth Primary and The Mountbatten Secondary School

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

Upon entry, the inviting entrance hall allows access for the sitting room, study/playroom, kitchen, cloakroom comprising WC and wash basin and stairs leading to the first floor landing. The generous sitting room is complimented by its dual aspect providing light throughout, useful storage cupboard and sliding door leading out to the rear garden. The extended kitchen/dining area is a delightful open plan area. The modern kitchen has a selection of wall and base storage units, washing machine, dishwasher, space for cooker with extractor above and space for fridge/freezer. The dining area has a lantern roof, ample space for dining table with chairs, access through to the additional living space, bi-folding doors opening to the rear garden and double doors out to the adjoining patio. The double garage has been converted to an additional flexible living area providing annex potential. It comprises a large sitting room, ample single bedroom and WC currently, but plumbing in place for shower and wash basin.

First Floor

Ascending to the first floor, the landing provides access for four bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double with en-suite comprising shower cubicle, WC, wash basin and heated towel rail. Bedroom two is also a good size double which onlooks the front aspect. Bedroom three and four are ample single rooms. The modern family bathroom features floor to ceiling tiles, bath, WC and wash basin.

Outside

The secluded rear garden has an adjoining patio accessed from the sitting room or kitchen/dining area, large area of lawn with flower bed border, decking area, timber built shed and useful gate providing pedestrian access.

Parking

Driveway parking for an abundance of vehicles.

Location

The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows.

Tenure

Freehold

Sellers Position

Buying on

Heating

Gas central heating

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band E

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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