



1 Mead Close | £385,000  
Halterworth, Romsey, Hampshire, SO51 5QX





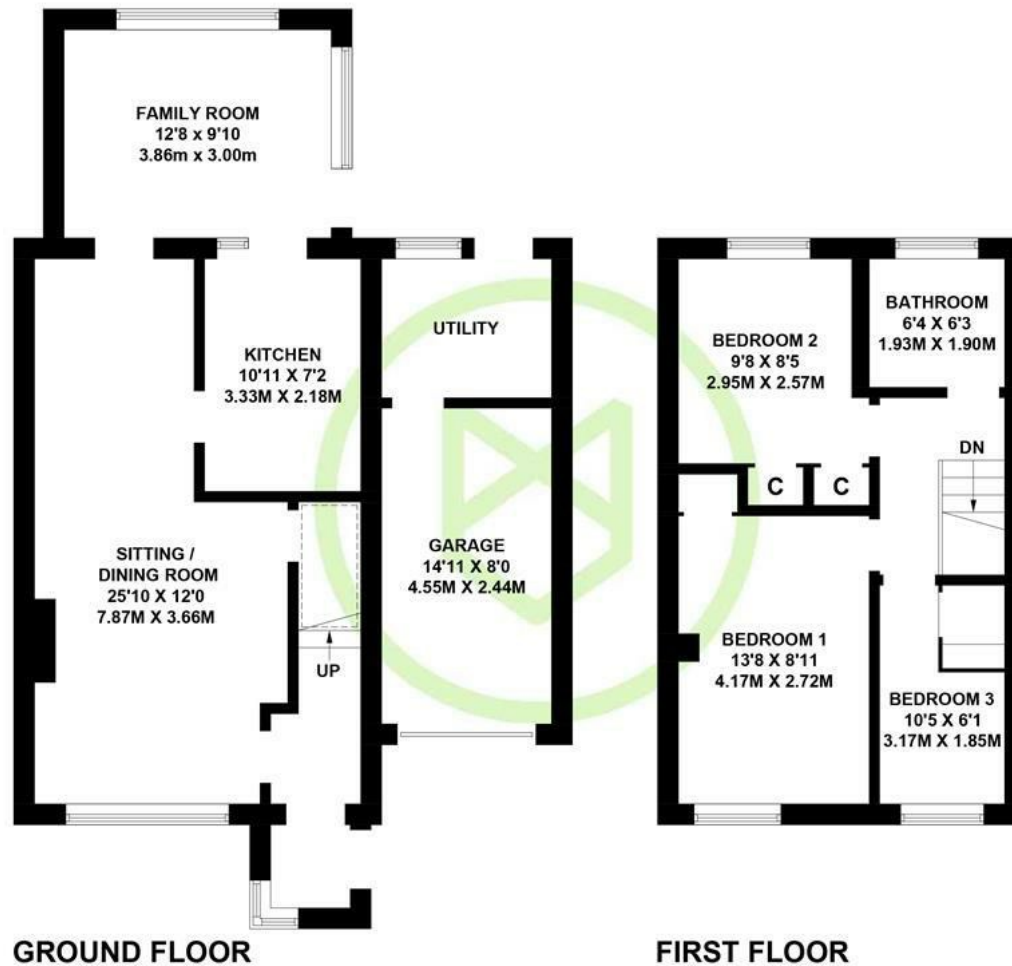
1 Mead Close  
Halterworth, Romsey, Hampshire, SO51 5QX

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## Summary

A charming link-detached house, situated in the sought after district of Halterworth. The home boasts three bedrooms, family bathroom, open plan sitting/dining area, kitchen and flexible family room. Outside, the home benefits from a secluded rear garden exceeding 75ft and driveway parking leading to garage to the front.



APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)  
GROUND FLOOR = 750 SQ FT / 69.7 SQ M  
FIRST FLOOR = 397 SQ FT / 36.9 SQ M  
TOTAL = 1147 SQ FT / 106.6 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1087406)

## Summary

- Three bedroom link-detached house
- Open plan sitting/dining area
- Flexible family room at the rear of the home
- Private rear garden exceeding 75ft
- Driveway parking leading to garage
- Situated in the desirable district of Halterworth

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# 1 Mead Close

## Halterworth, Romsey, Hampshire, SO51 5QX

### Ground Floor

Upon entry, the useful porch opens to the entrance hall which allows access for the sitting room and stairs leading to the first floor landing. The open plan sitting/dining room leads to the kitchen, door to family room and centres onto a gas fire with brick surround acting as a real focal point to the room. The kitchen has a selection of wall and base storage units, plumbing for dishwasher, space for fridge/freezer, built in oven, grill hob and extractor above. Complemented by scenic views of the rear garden, the family room is a superb addition providing a flexible area with access door to the garden. Accessed from the garden, the rear of the garage is set up as a utility area with plumbing for washing machine.

### First Floor

The first floor landing provides access for all three bedrooms and family bathroom. The principal bedroom is a double onlooking the front aspect with built in storage. Bedroom two is a double with built in wardrobes onlooking the rear garden. Bedroom three is an ample single or perfect study space. The family bathroom comprises shower over bath, WC and wash basin.

### Outside

The rear garden exceeds just over 75ft and features an adjoining patio and large area of lawn which is bordered by lush hedging, trees and shrubs providing a high level of privacy.

### Parking

Driveway parking leading to garage with up and over door

### 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 Secondary School

### Council Tax

Test Valley - Band D

### 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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