



1 Brick Lane | £800,000
Romsey, Hampshire, SO51 8LG





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Summary

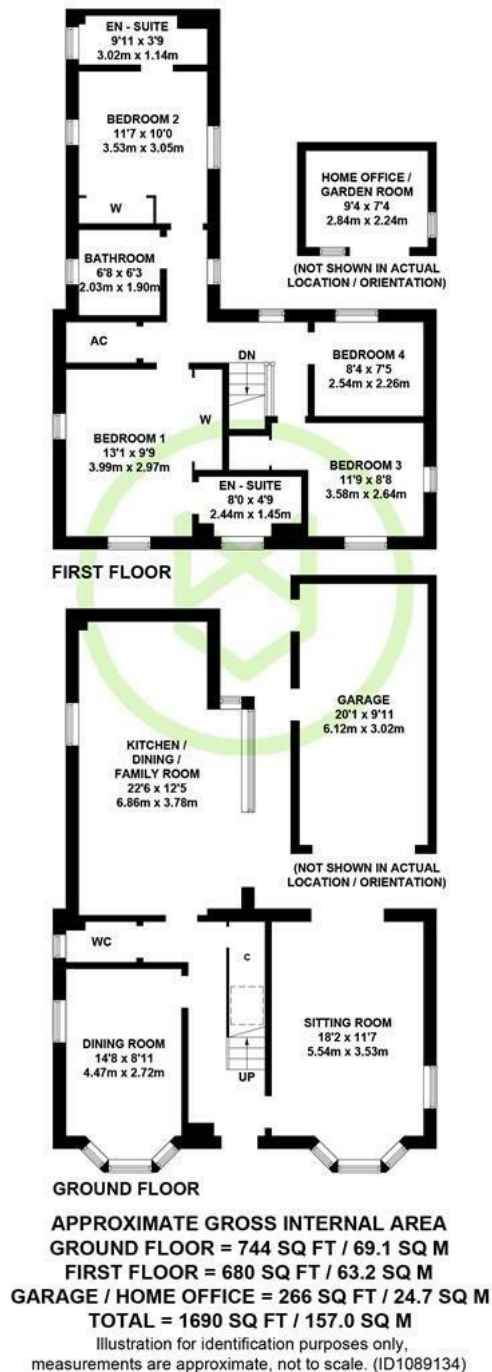
A beautifully presented and wonderfully light detached home, situated in a quiet cul de sac within the exclusive Brick Lane development and just a short walk into Romsey town centre. The accommodation offers four bedrooms, two en-suite shower rooms, a family bathroom, dining room, sitting room with doors opening out to the southerly facing rear garden, kitchen/dining/family room, downstairs WC, landscaped and private rear garden with garden room/home office, garage and driveway parking.

Features

- An ex show home located within the exclusive Brick Lane development, built by Croudace Homes in 2015
- Located within a corner position and overlooking a pleasant green area
- Southerly facing rear garden, beautifully landscaped and offering a great deal of privacy
- A short walk to Romsey railway station and Romsey town centre
- Four bedrooms, two of which have en-suite shower rooms and wardrobes
- Sitting room, dining room and stunning kitchen opening into dining and family area
- Garden room/home office
- Driveway, garage with ample parking

EPC Rating

Energy Efficiency Rating
Current B
Potential A



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Ground Floor

The welcoming entrance hallway sets the tone for this wonderful home and provides access to all rooms on the ground floor. The sitting room has a triple aspect, a bay window with café style shutters overlooks the front of the home and double doors open to the rear garden. The dining room has ample space for a dining suite and a pleasant double aspect, a bay window with café style shutters overlooks the front of the house. At the rear of the home is the stunning kitchen/dining/family room, a wonderful space for both entertaining and family alike, the perfect space for modern living. The kitchen is fitted with a range of cupboards and drawers, integrated appliances include an 'AEG' double oven, 'AEG' gas hob, 'Bosch' dishwasher, fridge/freezer and washing machine.

First Floor

The first floor landing provides access to the four bedrooms, the family bathroom and airing cupboard. Bedroom one is a large double room, benefiting from a double aspect, built in wardrobes and access to an en-suite, comprising WC, wash basin and enclosed shower cubicle. Bedroom two, another double room also benefits from a fitted wardrobe and access to an en-suite comprising WC, wash basin and enclosed shower cubicle. Bedrooms three and four are both good size rooms, with bedroom four currently being used as a study/home office. The bathroom is fitted with a white suite comprising WC, wash basin and bath.

Outside

The rear garden is a particular feature of the home, offering a great deal of privacy and a pleasant southerly aspect. The majority of the garden is laid to lawn with established hedging and well stocked borders. The garden room has power and lighting, whilst it is currently used as a home office it offers many uses as a room and is a fantastic addition.

Parking

Blocked paved driveway parking leads to the garage, which has an up and over door, power and lighting, there is also ample parking at the front of the property.

Planning Permission

Permission was granted in 2017 for additional living space on the ground floor, opening the kitchen/dining/family room into a larger room. For more information please visit <https://www.testvalley.gov.uk/planning-and-building> and search reference number 17/00573/FULLS

Location

Brick Lane, a highly sought after development, is situated within the town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey railway station is also located a short walk from the property.

Sellers Position

Found property to purchase

Age

2015

Tenure

Freehold

Service Charge

Approximately £420 per annum

Heating

Gas central heating

Infant and Junior Schools

Romsey Primary School

Secondary School

The Romsey School

Council Tax

Band F - 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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