



Camellia | £950,000

Whitenap Lane, Romsey, Hampshire, SO51 5RS





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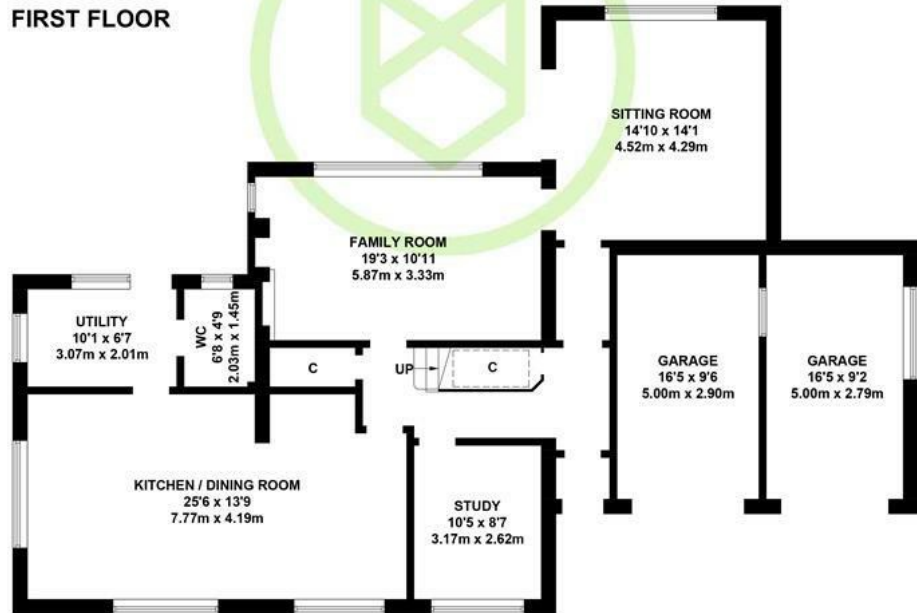


Summary

A substantial and wonderfully light family home, discreetly located within the popular area of Whitenap, positioned on a plot measuring approximately 0.40 of an acre and within walking distance of Romsey town centre. The first floor boasts five bedrooms, with bedroom one having access to a five piece bathroom, as well as a further bathroom and shower room serving the remaining four bedrooms. The ground floor comprises sitting room, family room, study, kitchen/dining room, utility room and downstairs WC. Outside are beautifully kept and private gardens with a pleasant south and westerly aspect, two single garages and driveway parking.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1155 SQ FT / 107.3 SQ M
FIRST FLOOR = 1250 SQ FT / 116.1 SQ M
GARAGES = 314 SQ FT / 29.2 SQ M
TOTAL = 2719 SQ FT / 252.6 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1092005)

Features

- Within catchment for Halterworth Primary school and The Mountbatten Secondary school
- Discreetly positioned, offering privacy and seclusion
- Impressive plot, measuring approximately 0.40 of an acre
- Overall space of approximately 2719 sq. ft.
- Five bedrooms, three bathrooms and downstairs WC
- Sitting room, family room, study and kitchen/dining room
- Two single garages and driveway parking
- A short walk to nearby shop and public house, a 30 minute walk to Romsey town centre

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

A porch opens into the entrance hallway, which provides access to two storage cupboards, the sitting room, family room, study and kitchen/dining room. The sitting room benefits from a double aspect, views over the gardens, and doors opening to the patio area. The family room has a log burner providing the perfect focal point, a large window overlooks the gardens. The kitchen/dining room has a range of fitted cupboards and drawers, a fitted breakfast bar, integrated appliances include a 'Siemens' double oven, 'Samsung' gas hob with 'Neff' extractor canopy over, there is space for a dishwasher, space for fridge/freezer and space for a dining suite. A door opens to the utility room, which houses the boiler, has space for a fridge/freezer, fitted storage with wash basin over and a stable door opening to the garden. The downstairs WC has space for a washing machine and tumble dryer. The study is an ideal space to work from home, a large window overlooks the front garden.

First Floor

The first floor landing provides access to the five bedrooms, two bathrooms, a shower room and loft space. Bedroom one is a large double room with a pleasant double aspect and fitted wardrobes. Adjoining bedroom one is a large bathroom with a fitted five piece suite comprising WC, wash basin, bidet, bath and enclosed double shower, the airing cupboard houses the hot water tank and shelving. Bedroom two has a 'Juliet' balcony with pleasant south westerly views of the garden, bedrooms three, four and five are all double rooms. The bathroom is fitted with a spa bath, WC, wash basin and heated towel rail. A further shower room is fitted with a wash basin, enclosed shower cubicle and heated towel rail.

Outside

The home sits in plot measuring approximately 0.40 of an acre including the driveway access. Gardens wrap around the home, offering a pleasant southerly and westerly aspect. The majority of the garden is laid to lawn with established borders, hedging and trees, there is a paved area adjoining the sitting room, vegetable beds, a greenhouse, summer house, garden pond and two sheds.

Parking

A driveway leads from Whitenap Lane to Camellia, a block paved driveway provides parking for several vehicles and leads to two single garages, both of which have up and over doors, power and lighting.

Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.2 miles from the town centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

Sellers Position

Looking for forward purchase

Age

1960s

Tenure

Freehold

Heating

Gas central heating

Primary School

Halterworth Primary School

Secondary School

The Mountbatten 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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