



121 Winchester Road | £550,000
Romsey, Hampshire, SO51 8JF





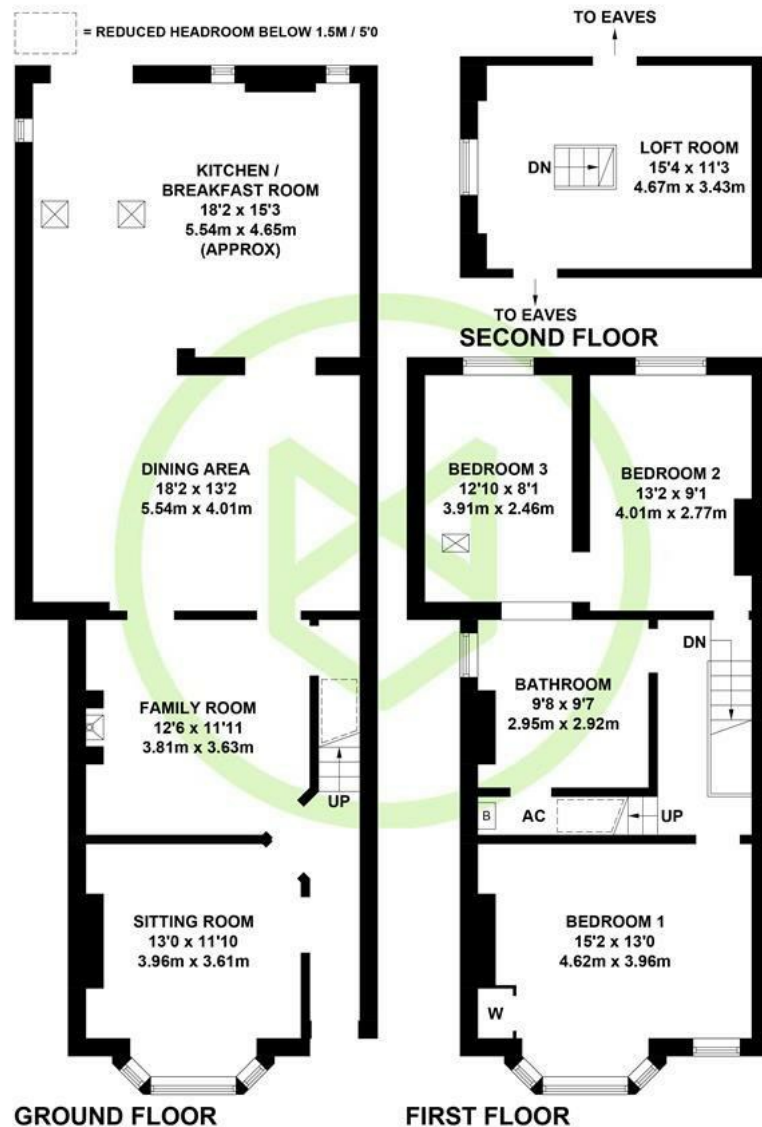
121 Winchester Road
Romsey, Hampshire, SO51 8JF

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Summary

This characterful and attractive family home is conveniently positioned within a flat walk to the thriving town centre brimming with a variety of boutique shops and eateries. The extended accommodation retains many character features including high ceilings and ornate fireplaces adding to the charm of the property. Three generous double bedrooms are available on the first floor, served by a large family bathroom with stairs from the landing to a useful loft room providing an occasional bedroom/snug. The impressive ground floor features a 'live in' kitchen, dining and living area providing a wonderfully social space with vaulted ceilings to the dining area with views to the enclosed and private garden via French doors and Lancet windows. A separate sitting room and family room offer versatility. Off road parking is available on the front driveway with gated access to the rear garden.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 906 SQ FT / 84.2 SQ M
FIRST FLOOR = 613 SQ FT / 57.0 SQ M
SECOND FLOOR = 172 SQ FT / 16.0 SQ M
TOTAL = 1691 SQ FT / 157.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1095573)

Summary

- A characterful and extended family home
- Conveniently situated within a flat walk of the town centre
- Impressive open plan living and kitchen area
- Separate sitting room and family room
- Three double bedrooms and additional loft room
- Mature and private rear garden
- Off road parking
- Quality glazing with stylish sash windows

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

The recessed storm porch and part glazed front doors open into the welcoming entrance hall with exposed timber flooring which compliments the stripped internal doors. The high ceilings, ornate cornices and ornamental fireplaces are features in keeping with the era of the property. The sitting room overlooks the front aspect with an original ornamental fireplace as a focal point with storage built in either side and a window seat fitted into the bay. The family room provides the ideal space to relax with working log burning stove and fitted shelving and an understairs cupboard providing further storage. The open plan live in kitchen/dining area is an impressive space and perfect for modern day living. The kitchen offers a range of base units with granite work surfaces and inset butlers sink, integrated single oven and induction hob, plumbing for dishwasher, washing machine and space for a fridge/freezer. A central island and breakfast bar provides additional storage with bespoke shelving and baskets fitted. The dining and seating area features exposed beams and a vaulted ceiling over looking the rear garden via French doors and lancet windows.

First Floor

The galleried landing, with exposed floor boards serves three double bedrooms and family bathroom. Bedroom one is a generous double room with ornamental fireplace, built in storage and bay window to the front aspect. Bedrooms two and three are also double rooms with bedroom three accessed via bedroom two. The spacious family bathroom comprises a bath with dual head mixer shower over, wash basin and WC. An airing cupboard provides shelving and houses the Worcester gas fired boiler. Stairs from the landing ascend to the loft room, acting as an occasional bedroom/office space with eaves access.

Parking

Off road parking is available at the front of the property for two vehicles with secure gated access to the rear garden.

Outside

The enclosed and child friendly rear garden is predominately laid to lawn with sculpted borders planted with an abundance of colourful shrubs and plants. Two paved seating areas are ideal for al fresco dining or entertaining, whilst enjoying the sunny rear aspect. A timber garden shed is situated to the rear of the garden.

Location

Romsey, a delightful old market town has retained much of its original character and provides an excellent range of amenities for everyday needs. Facilities include a range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services. The M27 can be accessed at junction 3, about 3 ½ miles distant. The major centres of Salisbury, Southampton, Winchester and Portsmouth are all easily accessed

Vendors position

Found onward purchase.

Heating

Gas fired central heating & log burning stove

Infants & Junior School

Romsey Primary School

Secondary School

The Mountbatten 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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