



15 Wessex Gardens | £360,000  
Halterworth, Romsey, Hampshire, SO51 5RD

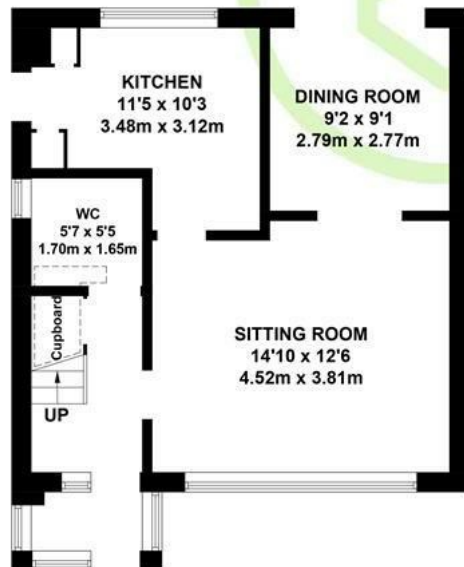
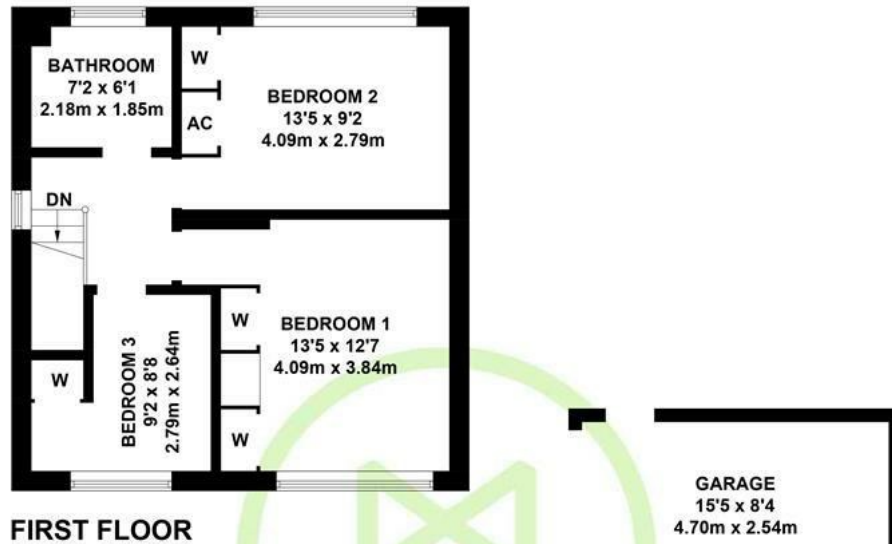




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Halterworth, Romsey, Hampshire, SO51 5RD

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 491 SQ FT / 45.6 SQ M  
 FIRST FLOOR = 468 SQ FT / 43.5 SQ M  
 OUTBUILDING = 129 SQ FT / 12.0 SQ M  
 TOTAL = 1088 SQ FT / 101.1 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1097339)

## Summary

Offered for sale with no onward chain, this detached home sits on a generous plot and is located within the catchment for Halterworth Primary School and The Mountbatten School. The home features three bedrooms, family bathroom, large sitting room, separate dining room, kitchen and useful downstairs WC. Outside, the home boasts well tended front, side and rear gardens, garage and ample driveway parking to the rear.

## Features

- Offered with no onward chain
- Three bedroom detached house
- Positioned on a surprisingly spacious plot
- Beautifully kept gardens
- Garage and parking to the rear
- Positioned within the desirable district of Halterworth
- A short walk to nearby amenities
- Catchment for Halterworth Primary School and The Mountbatten School

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential B

# 15 Wessex Gardens

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## Ground Floor

A useful porch opens into the entrance hall which allows access to the sitting room, the downstairs WC and stairs leading to the first floor landing. The spacious sitting room has a large window overlooking the well tended gardens to the front, a door to the kitchen, double doors to the dining room and an electric fire place acting as a real focal point to the room. The separate dining room has a sliding door out to the rear garden and ample space for dining table and chairs. The kitchen features a selection of wall and base storage units, a useful larder cupboard, space for an oven, plumbing for a washing machine, space for a fridge/freezer and side door opening out to the garden.

## First Floor

The first floor landing provides access to all three bedrooms and the family bathroom. Overlooking the gardens to the front, the principal bedroom is a generous double with built in wardrobes. Bedroom two faces the rear garden and is a large double room with a built in wardrobe. Bedroom three is an good sized single or ideal study space with built in storage. The family bathroom comprises shower over bath, WC and wash basin.

## Outside

Accessed via the dining room or kitchen, this splendid garden has an adjoining patio, area of lawn, established shrubs, mature trees, a useful timber shed, a side gate leading to the front, double gates opening to the parking area and door into the garage. To the front and side, the home is surrounded with a selection of shrubbery, mature trees and lawns.

## Parking

There is parking to the rear of the home in front of garage and on street parking available to the front of the property.

## 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. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows.

## Sellers Position

Onward chain

## Age

1969

## Tenure

Freehold

## Heating

Gas central heating

## Primary School

Halterworth Primary School

## Secondary School

The Mountbatten School

## Council Tax

TVBC - 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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