



123 Botley Road | £699,000
Whitenap, Romsey, Hampshire, SO51 5RQ





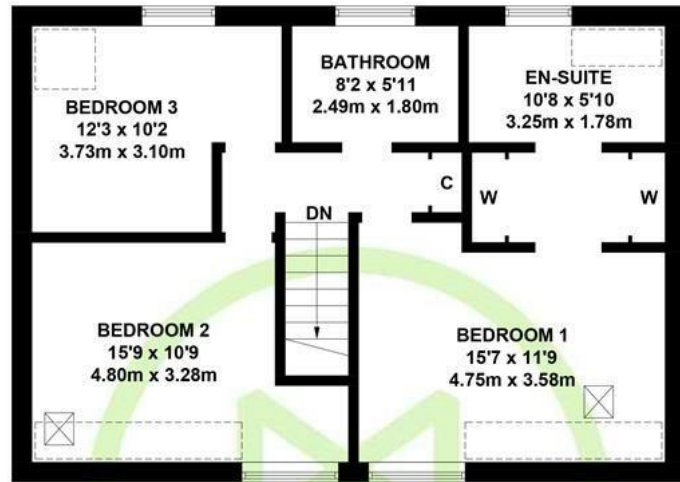
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Whitenap, Romsey, Hampshire, SO51 5RQ

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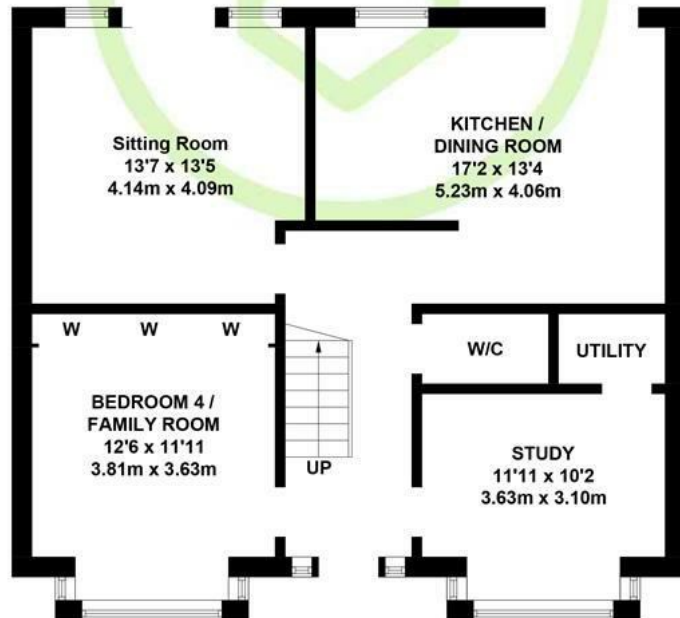


Summary

Having undergone extensive renovation in recent years this wonderful home offers a contemporary and spacious interior finished to a first-class specification with high quality features throughout. The accommodation offers modern kitchen/dining room opening to the south facing landscaped garden, sitting room, study/home office, family room/bedroom, modern downstairs WC, three double bedrooms, bedroom one with dressing area and luxurious four piece en-suite and further family shower room. Outside the meticulously well-kept, south facing gardens offer privacy and feature a home office/summer house. There is parking for several vehicles at the front of the home.



FIRST FLOOR



GROUND FLOOR



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 845 SQ FT / 78.5 SQ M
FIRST FLOOR = 669 SQ FT / 62.2 SQ M
SUMMER HOUSE = 89 SQ FT / 8.3 SQ M
TOTAL = 1603 SQ FT / 149.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1107864)

Features

- Stunning detached home located in Whitenap, Romsey
- Within catchment for the Halterworth Primary and The Mountbatten Secondary Schools
- Remodelled and extensively renovated by the current owners in recent years
- Four double bedrooms, luxurious four piece en-suite and further shower room
- Sitting room, modern kitchen/dining room, study and family room/bedroom
- A short walk to nearby amenities, including local shop, public house and bus stops
- Southerly facing landscaped rear garden
- Block paved driveway parking for several vehicles

EPC Rating

Energy Efficiency Rating
Current C
Potential B

123 Botley Road

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Agents Note

123 Botley Road has been fully renovated and updated by its current owners in recent years, creating a wonderful family home in a fantastic location. Updates include professionally landscaped gardens to the front and rear of the home, with re-laid shingle and new block paved driveway to the front, Indian sandstone paving to the rear, 'Pod Point' car charger, flush casement windows, 'Solidor' front door, new roof tiles, 'Cedral' cladding on gables and dormers, new fencing, outside security lighting and external power points. Internally the home has new flooring throughout, new internal doors, fitted storage, newly fitted shower room and en-suite, newly fitted kitchen and stylish interior décor.

Ground Floor

Upon entering this stunning home, the spacious and contemporary nature instantly stands out. The welcoming entrance hallway provides access to the sitting room, kitchen/dining room, family room/bedroom and study/home office. Located at the rear of the home, the sitting room enjoys views and has doors opening out to the south facing rear garden. Adjacent to the sitting room is the kitchen/dining room, a fantastic room for both entertaining and family alike, the perfect for modern living. The kitchen has been refitted with a range of cupboards and drawers, a butler sink, there is space for an oven with extractor canopy over, space for 'American' style fridge/freezer, space for dishwasher, space for table and chairs, Italian porcelain flooring and double doors opening to the rear garden. At the front of the home is the family room/bedroom, a bay window overlooks the front of the home and there are full height, wall length fitted wardrobes. This double room offers many uses as a space, including bedroom, play room and home office. The study has a bay window overlooking the front of the home, a handy utility cupboard has space for the washing machine, houses the boiler and provides additional storage. The downstairs WC has been refitted with a modern white suite comprising WC, wash basin with storage under, a heated towel rail and Italian porcelain flooring.

First Floor

The first floor landing provides access to three double bedrooms, the family shower room and airing cupboard. Bedroom one is a large double room, pocket doors open into the dressing area which has two sets of fitted wardrobes, one of which is mirror fronted. The beautiful en-suite has programmable underfloor heating, Italian porcelain flooring, automatic LED lighting, a heated towel rail and heated LED mirror with a Bluetooth speaker. The four piece suite comprises WC, wash basin, bath and enclosed shower cubicle. Bedroom two, another double room has access to eaves storage, and bedroom three is another double room. The shower room has programmable underfloor heating, Italian porcelain flooring, a white suite comprising WC, wash basin, enclosed shower cubicle and a heated towel rail.

Outside

The landscaped rear garden offers a pleasant southerly aspect and offers a great deal of privacy. Indian sandstone paving adjoins the rear of the home, there is an area laid to lawn and established borders with hedges and shrubs. A Summer House/Garden Room has power and lighting and offers many uses as a space in the garden. An enclosed storage area sits alongside the home and a path provides side access. There is an outside tap and external power points.

Parking

The front driveway has been remodelled to allow easy access in and out, as well as plenty of turning space. The drive is laid to shingle and block paving that has been imported from Ireland, there is parking for several vehicles.

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

Tenure

Freehold

Heating

Gas Central Heating

Primary School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Band E - 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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