



32 Woodley Lane | £600,000  
Romsey, Hampshire, SO51 7JN





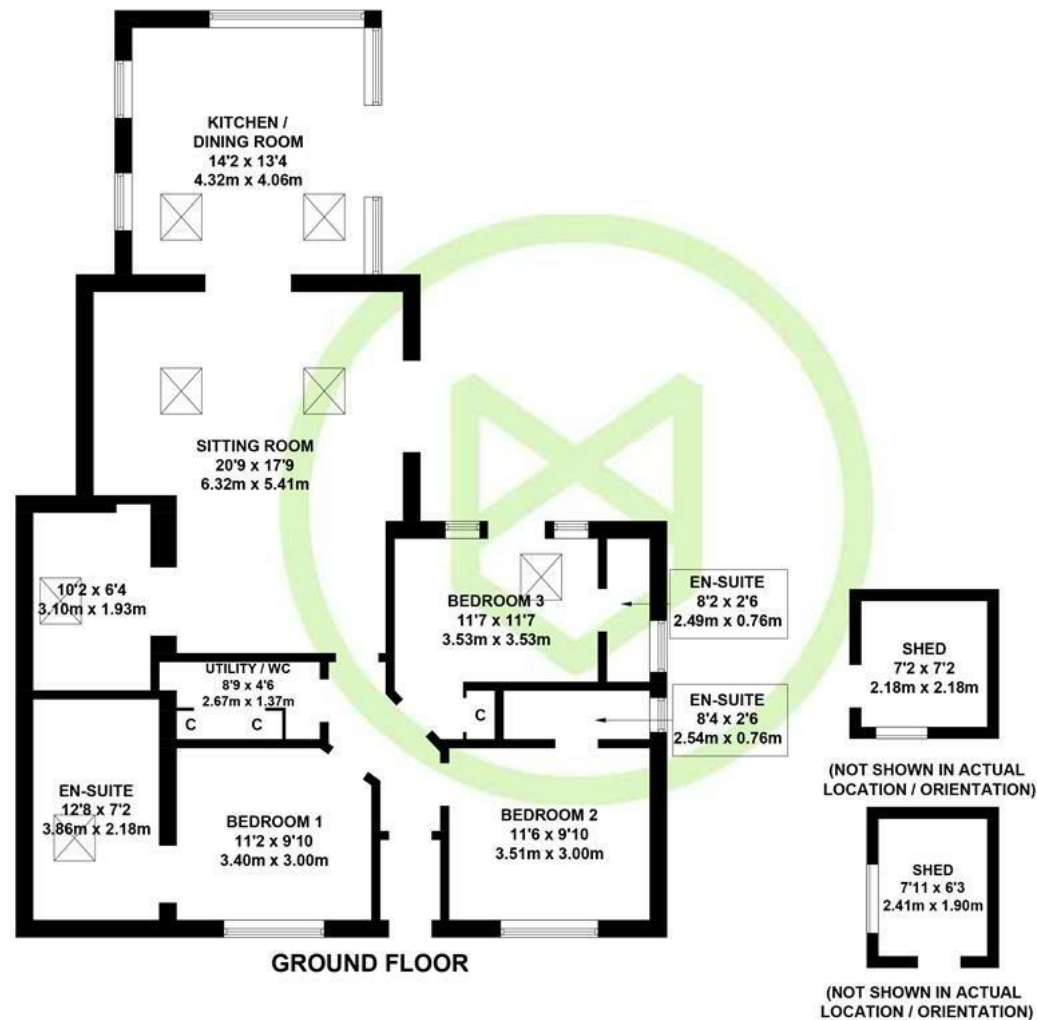
32 Woodley Lane  
Romsey, Hampshire, SO51 7JN

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## Summary

Enjoying an elevated position on Woodley Lane in Romsey, this extended detached bungalow is offered with no onward chain. The home features three bedrooms each with en-suites, large sitting room, kitchen/dining area and useful utility/cloakroom with WC. Outside, the stunning rear garden is privately enclosed and ample driveway parking is provided adjoining the side of the home.



APPROXIMATE GROSS INTERNAL AREA = 1225 SQ FT / 113.8 SQ M  
SHEDS = 101 SQ FT / 9.4 SQ M  
TOTAL = 1326 SQ FT / 123.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1110912)

## Features

- Detached bungalow set on an elevated position
- Three bedrooms with three en-suites
- Open plan kitchen/dining area onlooking rear garden
- Driveway parking for several vehicles
- Immaculate rear garden featuring cultivated and wild elements
- Offered with no onward chain

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# 32, Woodley Lane, Romsey, Hampshire, SO51 7JN

## **Accommodation**

Upon entry, the entrance hall provides access for all three bedrooms, utility/cloakroom comprising plumbing for washing machine, WC and wash basin, and sitting room. The principal bedroom is a generous double with modern en-suite comprising modern floor to ceiling tiles, bath, separate walk in shower, WC, wash basin, heated towel rail and sky light. Bedroom two is a double with en-suite featuring shower cubicle, WC, wash basin and heated towel rail. Bedroom three has door leading out to the rear garden and also features en-suite comprising shower unit, WC, wash basin and heated towel rail. The expansive sitting room has double doors out to the rear garden, access through to the kitchen/dining room, large sky light and access to separate reception room with plumbing. The kitchen/dining area is positioned at the rear of the home with double doors leading to the rear garden, dual sky lights, selection of wall and base storage units, island unit and built in appliances including dishwasher, oven, grill, gas hob and extractor above.

## **Outside**

The garden offers a peaceful retreat with blend of cultivated and wild elements, featuring neatly paved walkways and cosy patios surrounded by lushes mature shrubs, vibrant flower beds and carefully arranged plantings. Several sheds provide ample storage space and pedestrian gate leads to the front of the home.

## **Parking**

Driveway parking for several vehicles along one side of the home.

## **Location**

Woodley Lane is located within walking distance into Romsey town centre and an even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury, nearby bus stops provide links to Romsey and Winchester. Beautiful walks can be found in the nearby Fishlake Meadows, and further recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

## **Tenure**

Freehold

## **Heating**

Gas central

## **Infant and Junior School**

Cupernham Infant and Junior School

## **Secondary School**

The Romsey Academy

## **Council Tax**

Test Valley - 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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