



**Holly Bank | £699,000**  
Bow Lane, Romsey, Hampshire, SO51 7ND





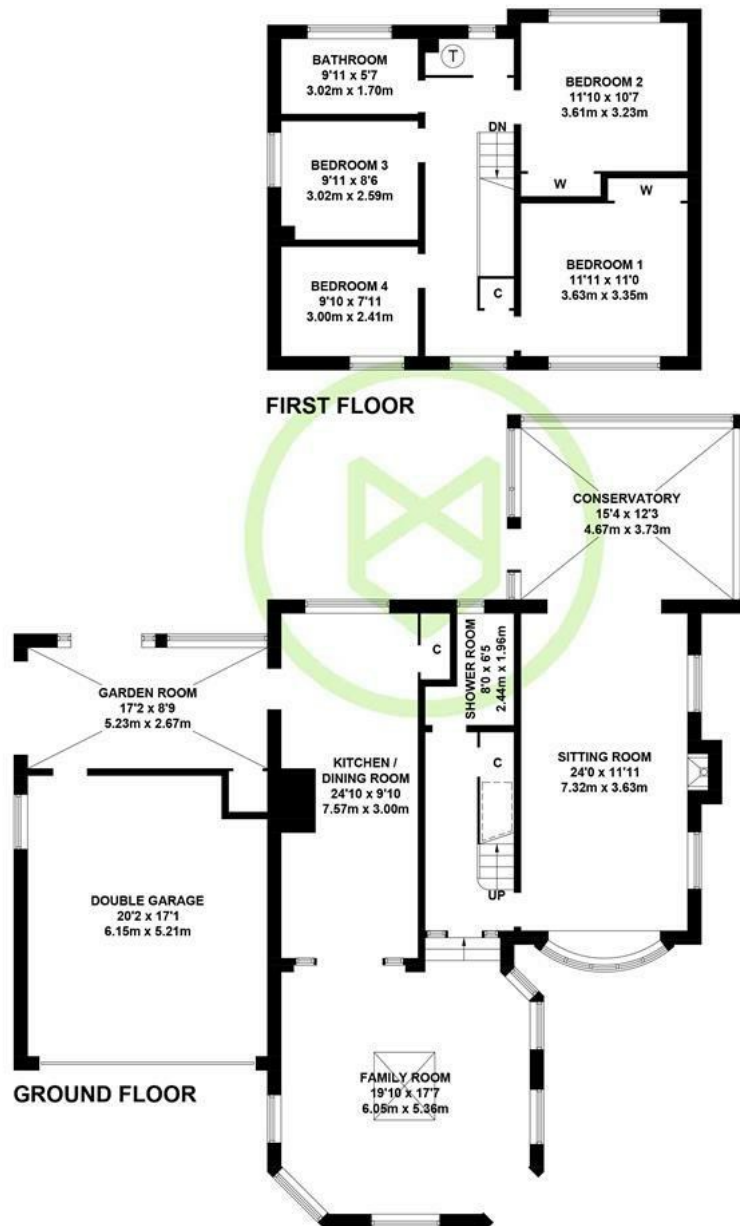


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Bow Lane, Romsey, Hampshire, SO51 7ND

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1747 SQ FT / 162.3 SQ M  
 FIRST FLOOR = 679 SQ FT / 63.1 SQ M  
 TOTAL = 2426 SQ FT / 225.4 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1128808)

## Summary

A beautifully presented, extended detached home, ideally positioned within walking distance to Romsey town centre and located within a quiet closed road. The accommodation is spacious and light throughout, comprising four generous bedrooms, family bathroom, further shower room, sitting room with wood burning stove, a stunning conservatory, family room with vaulted ceiling, kitchen/dining room, garden room, double garage, gated driveway parking and generous front and rear gardens.

## Features

- Detached family home positioned within a quiet closed road
- Located with walking distance to Romsey town centre and nearby amenities including a local shop and bus stops
- Potential to extend over the garage, subject to planning permission
- Large sitting room with wood burning stove, opening into conservatory with underfloor heating
- Solar panel system, owned by the homeowners and providing an annual income of approximately £1,500
- Four generous bedrooms, family bathroom and potential to add an en-suite shower room
- Double garage and gated driveway for several vehicles
- Private gardens to the front and rear of the home
- Solar tubes that provide a 300 litre tank with hot water

## EPC Rating

Energy Efficiency Rating  
 Current C  
 Potential C

# Holly Bank

## Bow Lane, Romsey, Hampshire, SO51 7ND

### Ground Floor

The hallway provides access to the sitting room, kitchen/dining room, ground floor shower room and the family room. The family room is a fantastic room, benefitting from underfloor heating, a vaulted ceiling, large picture windows overlooking the garden and skylights which make this room wonderfully light. Currently used as a music room, there are many options as to how the room could be utilised, including play room, reading room or home office. The sitting room has a wood burning stove as the perfect focal point, a pleasant double aspect and an opening leads to the conservatory, which benefits from underfloor heating and views over the rear garden. The kitchen/dining room is a fantastic space for entertaining and family alike, the perfect space for modern living, the kitchen is fitted with a range of cupboards and drawers, there is a 'Rangemaster' oven with extractor canopy over, integrated 'Bosch' dishwasher, integral fridge and freezer, a built in pantry and a door leading to the garden room. The ground floor shower room is fitted with a modern white suite comprising WC, wash basin, enclosed shower cubicle and a heated towel rail.

### First Floor

The first floor landing provides access to the four bedrooms, the family bathroom, two storage cupboards and the loft access. Bedroom one is a generous double room that benefits from a built in wardrobe, a large window enjoys a westerly aspect and views of Green Hill in the distance. Bedroom two overlooks the rear of the home and is another double room that benefits from a built in wardrobe. A cupboard accessed from the landing sits next to bedroom two and above the ground floor shower room, offering the potential to be converted into an en-suite shower room. Bedrooms three and four are both good size rooms, the family bathroom is fitted with modern white suite comprising WC, wash basin, bath with shower over and fitted screen.

### Outside

The home sits on a generous plot, with private and well kept front and rear gardens, that are mainly laid to lawn, with established and hedging and trees.

### Parking

Double five bar gates open to a block paved driveway which provides parking for several vehicles. The double garage, which is currently used as a home gym, has an electric up and over door, power and lighting.

### Solar Panels

The home benefits from a solar panel system which generates an income of approximately £1,500 per annum from the feed in tariff, also solar tubes, providing hot water for a large part of the year.

### Location

Discreetly positioned on Winchester Hill, Bow Lane is a quiet closed road and is just a short stroll into Romsey town centre. The market town of Romsey has an array of amenities to offer such as Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property. The M27 can be accessed at junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.

### Sellers Position

Looking for forward purchase

### Age

1960s

### Tenure

Freehold

### Heating

Gas central heating

### Infant and Junior School

Cupernham Infant and Junior 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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