



Clarendon House | £950,000  
60 Middlebridge Street, Romsey, Hampshire, SO51 8HJ







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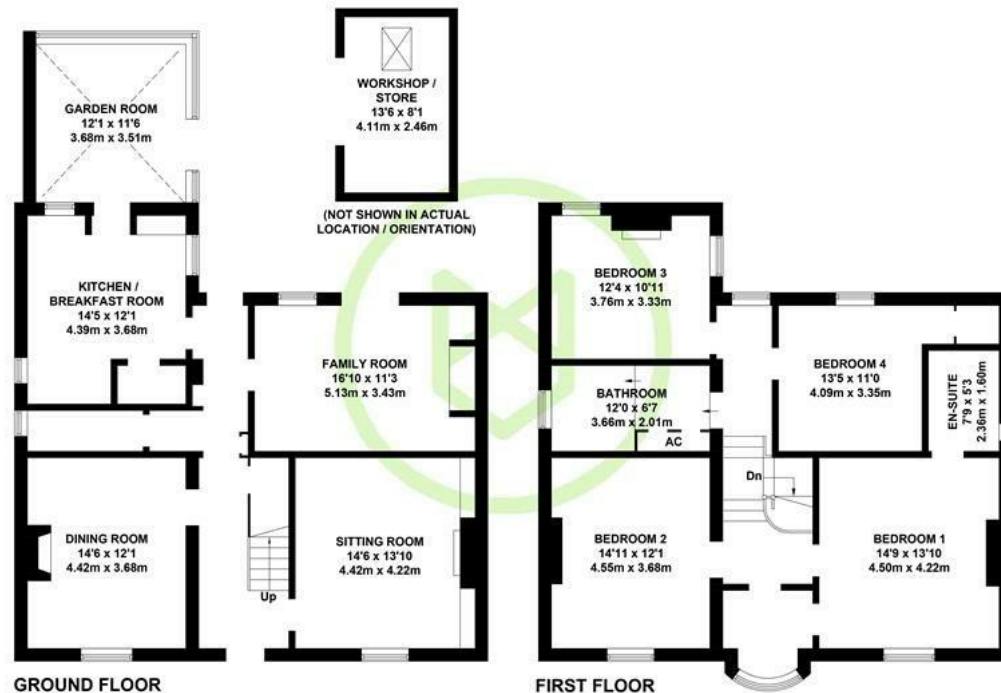
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## Summary

A beautiful Grade II listed Georgian residence, retaining many interesting architectural features, notably the oriel window on the first floor, sitting centrally above the front door. Rich in history and character and located in Middlebridge Street, this wonderful home is just a short walk from Romsey town centre. Offering a generous amount of space, comprising four bedrooms, with en-suite shower room to the principal bedroom, four-piece family bathroom, three reception rooms, kitchen/breakfast room leading into a garden room, a southerly facing walled rear garden and off road parking.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1134 SQ FT / 105.4 SQ M  
FIRST FLOOR = 992 SQ FT / 92.2 SQ M  
WORKSHOP / STORE = 108 SQ FT / 10.0 SQ M  
TOTAL = 2234 SQ FT / 207.6 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1081916)

## Summary

- Grade II listed Georgian home dating back to the 1760s, located within Romsey town centre
- Generous amount of space of approximately 2234 sq. ft
- Four double bedrooms, en-suite shower room and four-piece family bathroom
- Sitting room, dining room and family room, all with open fire places/log burners
- Garden room enjoying views of the well established southerly facing gardens
- Off road parking via driveway alongside the home
- One of Romsey's most recognisable homes

## EPC Rating

Energy Efficiency Rating  
Current  
Potential

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## Agents Note

The architectural historian Nikolaus Pevsner references Clarendon House in 'The Buildings of England' series, 'Hampshire and the Isle of Wight'.

"Clarendon House (No. 60), three bays and Georgian, has a lovely but small bow window over the door".

## Ground Floor

Entered via a stained glass front door, the welcoming entrance hallway provides access to the three reception rooms, the kitchen/breakfast room, the downstairs WC, the rear garden and storage. The sitting room features an open fire place, as does the dining room, both rooms have large windows looking out to the front of the home. At the rear, the family room has doors opening to the rear garden and has a wood burner as the perfect focal point. This space offers many uses as a room, including play room, reading room or second sitting room. The kitchen/breakfast room has a quarry tiled floor and is fitted with a range of cupboards and drawers, an integrated fridge/freezer, integrated dishwasher, 'Rangemaster' double oven with extractor canopy over and a large walk in pantry. There is space for the washing machine and table and chairs. A door leads to the garden room, a wonderful addition to the home, providing additional living space and a place to relax overlooking the garden.

## First Floor

A winding staircase with mahogany banister leads the open and light landings, which provide access to all four bedrooms, the family bathroom and loft space. The principal bedroom is accessed via a small hallway, benefiting from fitted storage and featuring a delightful oriel window overlooking the front of the home. A large double room, the principal bedroom has an en-suite which is fitted with a WC, wash basin, heated towel rail and walk in shower. Bedrooms two, three and four are all double rooms, bedrooms three and four enjoy views of the rear garden. The four-piece family bathroom is fitted with a WC, wash basin, bath, enclosed shower cubicle, heated towel rail, fitted storage and access to the airing cupboard.

## Outside

The well established walled rear garden is a particular feature of the home, offering a pleasant southerly aspect and a great deal of privacy. There is a selection of mature shrubs and established trees, including an apple, plum and fig tree. A gate provides access to the driveway, there is an outside tap and double doors open to the store room, which has power and lighting. A pretty stream runs through the front garden, a pathway leads to the front door.

## Parking

Driveway parking alongside the side home, leading to the workshop.

## Location

Middlebridge Street is situated in the centre of Romsey within a short level walk of the town centre and all the extensive amenities this market town has to offer including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, Romsey Abbey and stunning walks. Romsey train station is also located a short walk from the property.

## Sellers Position

Looking for forward purchase

## Tenure

Freehold

## Age

Mid 1700s

## Heating

Gas central heating

## 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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