



5 Linden Gardens | £1,400,000  
Romsey, Hampshire, SO51 8JY







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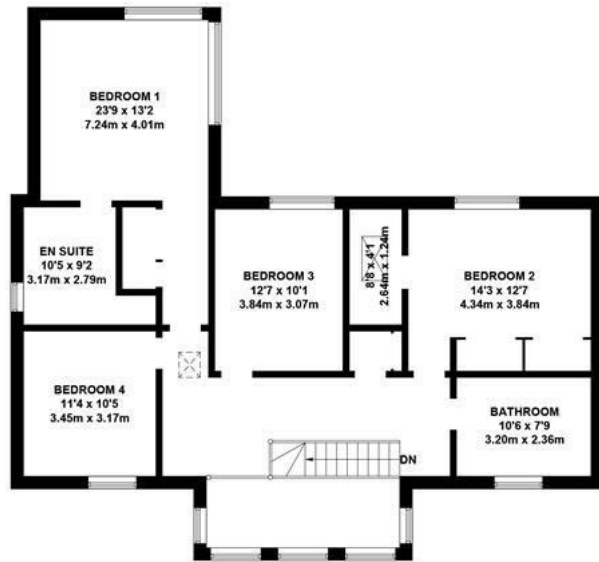
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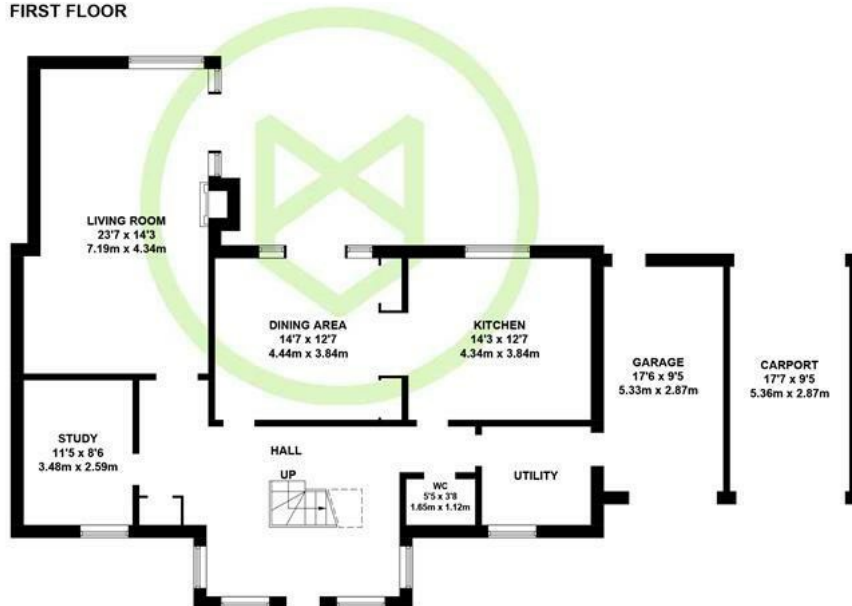


## Summary

Nestled in prime town centre position within an exclusive and highly sought after cul-de-sac, is this impressive and beautifully constructed substantial residence, enjoying a convenient position with generous plot approaching 0.3 acres, garaging and parking. Constructed in 2009 by well renowned local builders Hemdean, this stunning detached home has been completed with the highest specification of luxury fittings, highlighted with solid oak beams, solid oak doors, oak wood flooring, entertainment system that extends throughout the house, further potential to extend STPP and coupled with energy efficiency in mind.



FIRST FLOOR



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1393 SQ FT / 129.4 SQ M  
FIRST FLOOR = 1116 SQ FT / 103.7 SQ M  
TOTAL = 2509 SQ FT / 233.1 SQ M  
(EXCLUDING CAR PORT)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1176686)

## Features

- Offered with no onward chain
- Positioned within a prime town centre position
- Constructed by renowned local builders Hemdean in 2009
- Plot approaching a third of an acre
- Four bedrooms, two en-suites and further potential to extend STPP
- Gravel driveway, car port and garage
- Multi aspect rooms
- Solar panels and a rainwater harvesting system to reduce water consumption

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A

# 5, Linden Gardens, Romsey, Hampshire, SO51 8JY

## Ground Floor

An oak framed vaulted entrance with panelled floor to ceiling glass provides access to the impressive entrance hall which allows access for the sitting room, study, cloakroom comprising WC and wash basin, kitchen, utility room, stairs leading to the first floor landing and useful storage cupboard. Onlooking the front aspect, the study is the perfect zone for home working with fitted bookshelf and could also act as an ideal playroom. The spacious sitting room has a oak framed dual corner window looking out to the rear garden and gas fireplace which acts as a real focal point. The existing chimney can be opened for a log burner if desired. The kitchen/dining area is the hub of the home, featuring a stylish island with granite work surfaces, selection of wall and base storage units, 'Neff' gas hob, 'Miele' dishwasher, 'Quooker' boiling water tap, and a 'Neff' American-style fridge-freezer, AGA oven and Belfast double sink. Double doors from the dining area open to the adjoining patio in the rear garden. The useful utility features a granite worktop surfaces, Belfast style sink and space/plumbing for a washing machine and tumble dryer. The room also features a water softener and has a door leading directly to the garage.

## First Floor

Ascending to the first floor, the gallery landing provides access to all four bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double with dual windows onlooking the garden, built in wardrobes and en-suite comprising walk in shower, bath, WC, wash basin and heated towel rail. Bedroom two is a spacious double with built in wardrobes and en-suite featuring walk in shower, WC, wash basin and skylight. Bedroom three and four are also double rooms. The family bathroom comprises bath with shower attachment, WC and wash basin. The loft space has potential for further extension STPP, loft hatch is positioned on the landing and is accessed via a fold down ladder.

## Outside

The rear garden scale is a real rarity for the central position in Romsey Town. the generous landscaped rear garden is mainly laid to lawn and features an adjoining patio providing perfect outdoor entertainment or seating space, oak tree, a large beech tree, variety mature shrubs and borders, an established wildflower meadow and summer house. The garden is enclosed via timber fencing and access gate leads to the gravelled parking area to the front.

## Parking

The home benefits from a car port leading to further off road parking and garage with electric door.

## Location

Linden Gardens 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.

## Tenure

Freehold

## Sellers Position

No onward chain

## Heating

Gas underfloor heating

## Infant and Junior School

Romsey Primary School

## Secondary School

The Romsey Academy

## Council Tax

Test Valley - Band G

## 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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