



Highwood Farmhouse | £995,000

Highwood Lane, Romsey, Hampshire, Hampshire SO51 9AG







# Highwood Farmhouse

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# Summary

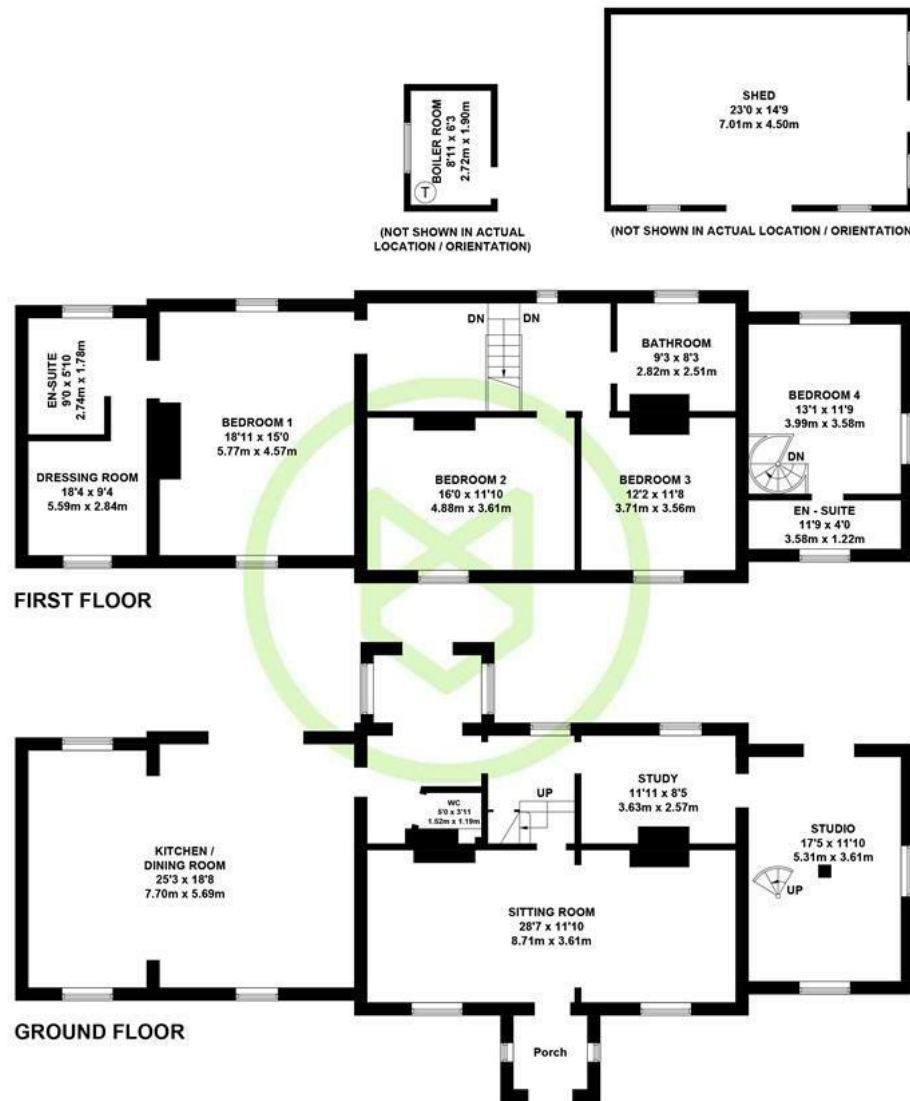
Located on the fringes of Romsey, this beautiful home offers spacious and light accommodation, the added benefit of a self contained annex and stunning gardens measuring 0.75 of an acre. The overall space extends to approximately 3089 sq. ft, with the main home offering three double bedrooms, the principal bedroom benefiting from an en-suite and dressing room, a four piece family bathroom, sitting room, study, large kitchen/dining/family room with bi folding doors, and study/home office. A self contained area named 'The Apple Store' has a living room with kitchenette and first floor bedroom with en-suite. Outside there are beautifully kept gardens, driveway parking for several vehicles and outbuildings.

## Features

- A Victorian detached home located within ideal access to Romsey and other nearby amenities
- Positioned on a plot measuring approximately 0.75 of an acre
- The Apple Store - A self contained annex with living room, kitchenette, bedroom and en-suite
- Sitting room, study/home office and kitchen/dining/family room with bi folding doors
- Three/Four double bedrooms, two en-suites and a four piece family bathroom
- Principal bedroom with luxurious en-suite and dressing room
- Gate driveway parking for several vehicles
- Beautifully kept gardens backing onto open fields

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential B



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1393 SQ FT / 129.4 SQ M  
FIRST FLOOR = 1302 SQ FT / 121 SQ M  
OUTBUILDINGS = 394 SQ FT / 36.6 SQ M  
TOTAL = 3089 SQ FT / 287 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1132591)



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### Ground Floor

A chapel style door opens into a pretty entrance hallway, with arch windows to each side, a door opens into the sitting which features two attractive fireplaces and offers space for formal dining as well as a cosy sitting space. The inner hallway provides access to the study, the kitchen/dining/family room, downstairs WC. and rear garden via the rear door. The kitchen/dining/family room is a wonderful room, ideal for both entertaining and family alike, the perfect space for modern living. The kitchen has an island with breakfast bar, integral appliances include a 'Neff' induction hob, two 'Neff' ovens, a 'Neff' microwave, 'Neff' coffee machine, 'AEG' full length fridge and freezer, 'Miele' dishwasher and 'Beko' washing machine. There is space for dining table and chairs, a seating area and bi folding doors opening to the rear garden. The study is accessed from the inner hallway on the right hand side, it looks out to the rear garden and is an ideal space to work from home, a door connects to the living room/annex, named 'The Apple Store'

### First Floor

The light and spacious landing enjoys extensive views over the beautiful gardens to open farmland and beyond, access leads to three double bedrooms and the four piece family bathroom. Bedroom one features a vaulted ceiling, a pleasant dual aspect and a feature fireplace. A door opens to the fully tiled luxurious en-suite, fitted with a walk in shower, two wash basins, a 'Roca' toilet with heated seat and jet wash function. A dressing room overlooks the front of the home. Two further double bedrooms benefit from the focal point of traditional fireplaces and all are served by the large four piece family bathroom, comprising WC, wash basin, bath with shower attachment and enclosed shower cubicle.

### Annex - The Apple Store

Named 'The Apple Store', this area of the home offers many uses as a space, including self contained annex, or additional living space to the main home, it can be accessed from the study or via its own entrance via double doors from the garden. On the ground floor is a living room, a light room with a dual aspect, a kitchenette and spiral staircase that leads to the first floor. On the first floor there is a double room with a pleasant double aspect and access to an en-suite shower room.

### Outside

The gardens are a particular feature of the home, beautifully kept and extensive, the whole plot is approaching 0.75 of an acre. The beautifully maintained lawns are studded with specimen trees and shrubs and established hedging. A large pergola covered terrace provides a wonderful entertainment or relaxation area, accessed directly off the rear of the home, there is space for a hut tub with cover over. A boiler room houses the hot water tank, water softener and boiler, as well as providing storage. A large workshop has power and lighting.

### Parking

A five bar gate opens to the large driveway which provides parking for several vehicles.

### Location

Highwood Farm House is situated on Highwood Lane, a picturesque lane on the outskirts of Romsey. Romsey has an excellent selection of both boutique and nationally known shops including a Waitrose supermarket. It also provides excellent access to Southampton, the M27 and the New Forest National Park with its stunning walks and treks whilst the nearby southern coast line is only a short trip away.

### Sellers Position

Looking for forward purchase

### Tenure

Freehold

### Heating

Oil fired heating

### Primary School

Halterworth Primary School

### Secondary School

The Mountbatten School

### Council Tax

Band G - 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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