



2 Magnolia Walk | £775,000  
Romsey, Hampshire, SO51 0PY







 Henshaw F




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# 2 Magnolia Walk

Romsey, Hampshire, SO51 0PY

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## Summary

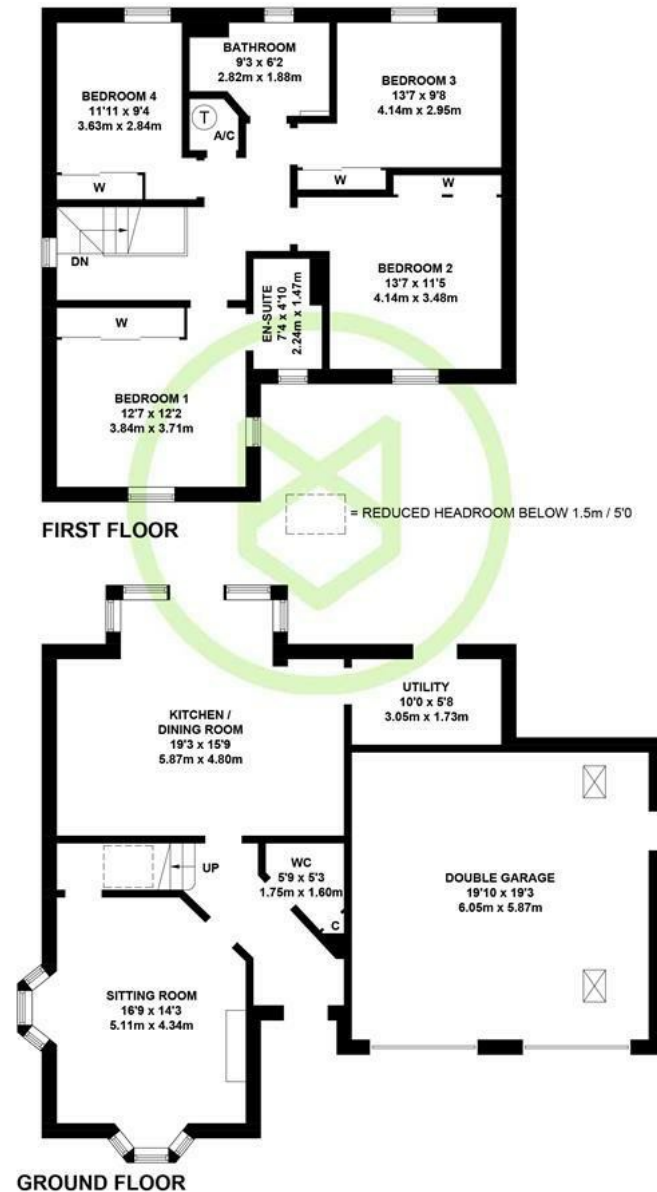
An exceptional detached house, located within the exclusive Magnolia Walk development, constructed by premium developer 'David Wilson Homes' in 2014 and previously the show home for the development. The generous accommodation features four double bedrooms each with built in wardrobes, en-suite to principal room, four piece family bathroom, sitting room with dual bay windows, open plan kitchen/dining room, useful utility area and downstairs cloakroom. Outside, the beautifully landscaped rear garden enjoys a south facing aspect. To the front, driveway for several vehicles leads to a spacious double garage at the front.

## Features

- Located within the exclusive Magnolia Walk development
- Ex Show Home constructed by 'David Wilson Homes' in 2014
- Close proximity to a conservation area and nearby amenities
- Executive detached residence
- Four double bedrooms, each with built in wardrobes
- En-suite to principal room, family bathroom and downstairs cloakroom
- Open plan kitchen/dining area and separate utility
- Beautifully landscaped rear garden enjoying a south facing aspect
- Driveway parking leading to double garage

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 655 SQ FT / 60.9 SQ M  
FIRST FLOOR = 786 SQ FT / 73.0 SQ M  
DOUBLE GARAGE = 381 SQ FT / 35.4 SQ M  
TOTAL = 1822 SQ FT / 169.3 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1197382)



# 2, Magnolia Walk, Romsey, Hampshire, SO51 0PY

## Ground Floor

Upon entry, an inviting entrance hall provides access for the sitting room, kitchen/dining room, stairs to first floor landing and cloakroom comprising WC, wash basin and useful storage cupboard. The cosy sitting room has dual bay windows, storage cupboard and gas fire which acts as a real focal point. Located at the rear of the home, the open plan kitchen/dining room is the perfect space for modern family living. The kitchen has been fitted with a selection of wall and base storage units, island unit with breakfast bar, built in double oven, hob with extractor canopy over, built in fridge/freezer, built in dishwasher and wine cooler. Double doors open out to the rear garden. A door opens to the utility room which has a range of fitted cupboards, a built-in washer/dryer and a door opening to the rear garden.

## First Floor

Ascending to the first floor, the landing allows access for all four bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double, enjoying dual aspect windows, built in wardrobe and en-suite comprising floor to ceiling tiles, shower unit, WC wash basin and heated towel rail. Bedroom two is a spacious double with fitted wardrobe and onlooks the front aspect. The remaining two bedrooms are each doubles with built in wardrobes, both onlooking the rear garden. The family bathroom features stylish floor to ceiling tiles, shower unit, bath, WC, wash basin and heated towel rail.

## Outside

Enjoying a south facing aspect, the beautifully landscaped rear garden provides an abundance of privacy allowing a quiet and tranquil retreat. It features a sweeping adjoining patio, area of well treated lawn, mature shrubs borders, variety of established trees and enclosed with a curved brick wall surround. A useful pedestrian gate allows access to the front of the home and door opens into the double garage.

## Parking

Flanked with lawn and established shrubs, the driveway provides parking for several vehicles and leads to double garage with power, lighting and sky lights.

## Location

Magnolia Walk is an exclusive development built in 2014 by David Wilson Homes. Located to the north east of Romsey this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and other excellent amenities.

## Tenure

Freehold

## Sellers Position

Buying on

## Estate Charge

£260 per annum

## Age

Built in 2014

## Heating

Gas

## Infant and Junior School

Cupernham Infant and Junior School

## Secondary School

The Romsey School

## Council Tax

Test Valley - Band F

## 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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