



16 Mill Lane | £300,000
Romsey, Hampshire, SO51 8EU

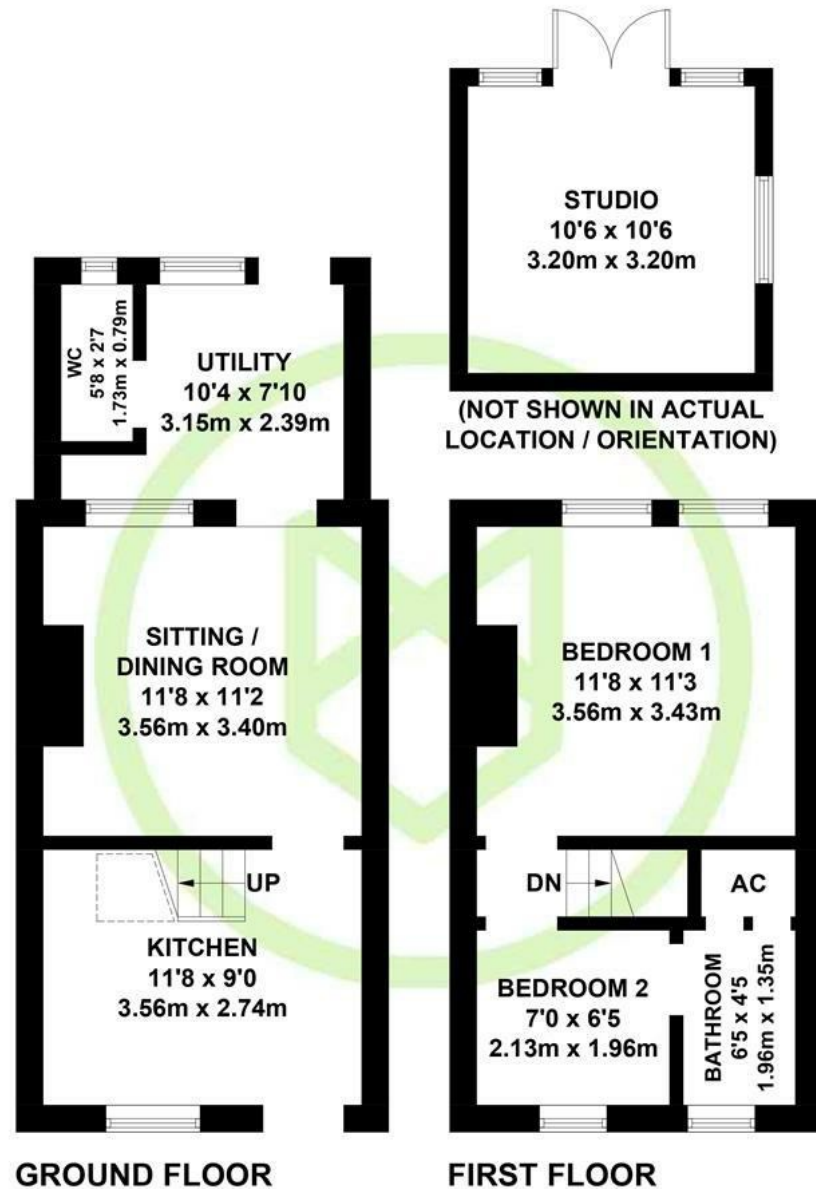




16 Mill Lane
Romsey, Hampshire, SO51 8EU

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 338 SQ FT / 31.4 SQ M
 FIRST FLOOR = 246 SQ FT / 22.9 SQ M
 STUDIO = 110 SQ FT / 10.2 SQ M
 TOTAL = 694 SQ FT / 64.5 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1197282)

Summary

Set in one of Romsey's most desirable roads, just a stone's throw from the town centre and local amenities, this charming mid-19th century cottage combines period character with a highly convenient location. The ground floor offers a fitted kitchen, a spacious sitting/dining room with a brick fireplace, a utility area, and a downstairs WC. Upstairs features a generous double bedroom with feature fireplace, a single bedroom with views toward Romsey Abbey, and a bathroom. Outside, the enclosed rear garden provides a peaceful retreat with mature trees, wild shrubbery, and a summerhouse

Features

- Offered with no onward chain
- Charming mid 19th century cottage
- Period features throughout
- Enclosed rear garden with useful summerhouse
- Positioned within the heart of Romsey Town centre
- Two bedrooms

EPC Rating

Energy Efficiency Rating
 Current D
 Potential A

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Ground Floor

The front door opens directly into a well-proportioned kitchen, featuring a range of storage units, space for a cooker and under-counter fridge, and stairs rising to the first-floor landing. A door leads through to the spacious sitting/dining room, where a charming brick-surround fireplace serves as a focal point, creating a welcoming space for relaxation or entertaining. To the rear, a utility area provides additional storage and access to the garden via a single door, as well as a convenient downstairs WC. Character features are found throughout, adding warmth and individuality to the home.

First Floor

The first floor offers a generously sized double bedroom, filled with natural light from dual windows that provide charming views over the garden. A feature fireplace adds character to the space, making it a warm and inviting retreat. The second bedroom is a cosy single with views of Romsey Abbey, ideal as a guest room, nursery, or study and offers direct access to the bathroom, which is fitted with a bath and wash basin.

Outside

The rear garden offers a private and enclosed outdoor space, bordered on one side by a charming brick wall and on the other by timber fencing. Mature trees and an abundance of wild shrubbery create a natural, tranquil setting with a sense of seclusion. A pathway leads to a characterful summerhouse, perfect for use as a garden retreat, studio, or additional storage.

Parking

On street permit parking available

Location

Mill Lane 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 central

Council Tax

Test Valley - Band C

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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