



43 Cutforth Way | £385,000
Romsey, Hampshire, SO51 0BN





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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

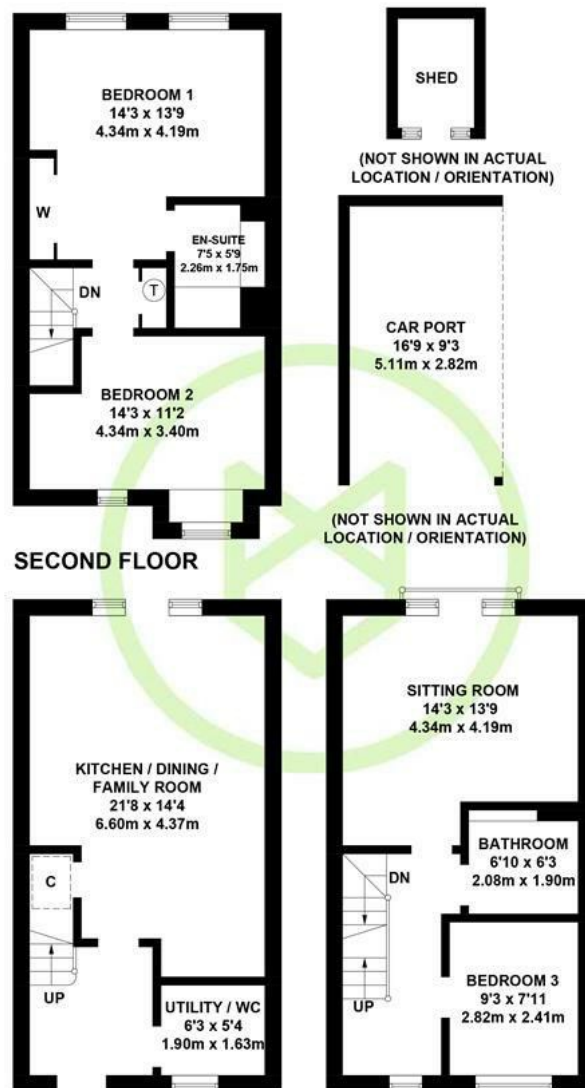
An immaculately maintained townhouse, set within the ever-popular Abbotswood development, offering excellent access to local amenities and the nearby Nature Reserve. This generously proportioned home is arranged over three floors and comprises three well-sized bedrooms, including a principal suite with en suite shower room, a contemporary family bathroom, a light-filled sitting room with Juliet balcony and a sociable open-plan kitchen/dining/family area. A practical utility/cloakroom adds everyday convenience. Externally, the property benefits from a private, low-maintenance rear garden and car port for two vehicles.

Features

- Beautifully presented townhouse
- Well proportioned accommodation
- Open plan kitchen/dining/family area opening to rear garden
- En-suite, family bathroom and downstairs cloakroom
- Car port for two vehicles
- Positioned on the sought after Abbotswood development
- Three bedrooms

EPC Rating

Energy Efficiency Rating
Current B
Potential A



GROUND FLOOR
FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 388 SQ FT / 36.1 SQ M
FIRST FLOOR = 388 SQ FT / 36.1 SQ M
SECOND FLOOR = 397 SQ FT / 36.9 SQ M
SHED = 30 SQ FT / 2.8 SQ M
TOTAL = 1203 SQ FT / 111.9 SQ M
(EXCLUDING CAR PORT)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1240824)

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Ground Floor

Upon entering the property, you are welcomed into a spacious entrance hall providing access to the kitchen/dining area, utility room and stairs to the first floor. The utility room is well-equipped with plumbing for a washing machine, a WC and wash basin. Positioned at the rear of the home, the impressive open-plan kitchen/dining/family area is perfect for modern family living. Double doors open directly onto the rear garden, creating a bright and inviting space ideal for entertaining or everyday life. The kitchen is fitted with a range of stylish wall and base units, complemented by integrated appliances including a fridge/freezer, dishwasher, oven, hob and extractor fan. A generous under-stairs cupboard offers additional practical storage.

First Floor

The first floor landing gives access to the sitting room, family bathroom, bedroom three and stairs rising to the second floor. The bright and airy sitting room features double doors opening onto a Juliet balcony, offering pleasant views over the rear garden. Bedroom three is a versatile room, well-suited as a comfortable single bedroom or an ideal home office/study. The contemporary family bathroom is fitted with a bath and overhead shower, WC, wash basin and a heated towel rail for added comfort.

Second Floor

Ascending to the second floor, the landing provides access to the principal bedroom, bedroom two and a convenient airing cupboard. The principal bedroom is a generous double, complete with a built-in wardrobe and a stylish en suite featuring a shower, WC, and wash basin. Bedroom two is also a spacious double, enjoying a charming bay window with views over the front aspect.

Outside

Double doors from the kitchen/dining area open out to the rear garden, creating a seamless flow between indoor and outdoor living. A paved patio adjoins the home, perfect for alfresco dining or relaxing in the sun. The garden is primarily laid with low-maintenance artificial lawn, ideal for year-round enjoyment. A timber shed provides useful storage and a pathway leads to a rear gate offering convenient access to the car port.

Parking

Car port at rear of home. One covered space and one uncovered

Location

Cutforth Way is located in Abbotswood, a district situated in the north east of Romsey. A modern development with an established community of residents - this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and Bright Horizons pre school. There are also numerous other facilities recently added including a salon, fish & chip shop, Indian takeaway, community hall and a cafe.

Tenure

Freehold

Estate Charge

Circa £400 per annum

Heating

Gas

Sellers Position

Buying on

Council Tax

Test Valley - Band D

Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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