



Kingfisher | £749,950  
Salisbury Road, Ower, Romsey, SO51 6AG







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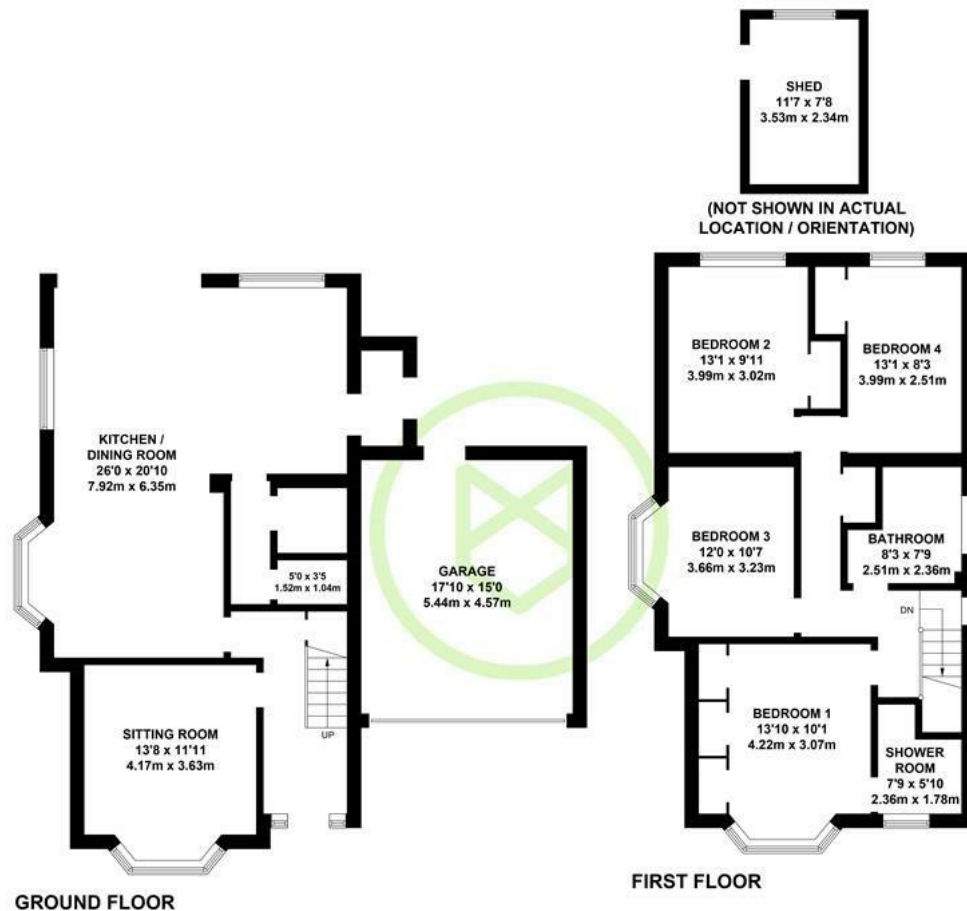
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## Summary

Nestled just within the boundary of the New Forest National Park is this traditional detached family home positioned on a private and generous plot approaching a quarter of an acre. The extended accommodation offers four double bedrooms with an en-suite to the principal bedroom and a modern family bathroom. The ground floor features an impressive open plan 'live in' kitchen, dining and family room creating a bright and airy social space overlooking the private rear garden via bi-fold doors. A separate sitting room, boot room, utility room and cloakroom complete the ground floor. Ample off road parking is available on the driveway, fronting the double garage. The mature rear garden enjoys a sunny aspect with spacious sun terrace, ideal for entertaining.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 816 SQ FT / 75.8 SQ M  
FIRST FLOOR = 791 SQ FT / 73.5 SQ M  
GARAGE / SHED = 358 SQ FT / 33.3 SQ M  
TOTAL = 1965 SQ FT / 182.6 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1209466)

## Features

- A traditional detached and extended family home
- Enviably positioned within the boundary of the New Forest National Park
- Generous plot approaching a quarter of an acre
- Four double bedrooms with en-suite to bedroom one
- Stylish open plan 'live-in' kitchen, dining and family room
- Separate sitting room
- Extensive off road parking and double garage
- Well established gardens with a sunny rear aspect
- Easy access to commuter links

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

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## Ground Floor

The attractive arched open porch and part glazed composite front door opens in to the welcoming entrance hall with stairs to the first floor and storage space under. Crisp neutral décor extends throughout the property with a sitting room to the left with a bay window to the front aspect. The impressive open plan 'live in' kitchen, dining and family room form the social hub of the home, fitted with under floor heating and glazed bi-fold doors to the rear garden. Ample space is available for a generous seating area with the dining area overlooking the private garden. The stylish kitchen offers a range of shaker style wall and base units with quartz worksurfaces and central island. Integrated appliances include an eye level double oven, fridge, freezer, induction hob with extractor hood over and a dishwasher. A separate utility room houses the boiler and offers space and plumbing for white goods. A useful boot room accesses the garden with a cloakroom and wc off the hallway.

## First Floor

The landing houses the shelved airing cupboard and immersion tank with access to the loft space via a hatch. Bedroom one enjoys views to the open farmland opposite via a bay window with extensive built in wardrobes. A modern en-suite shower room comprises a dual head shower and cubicle, vanity unit with mounted wash basin, wc and heated towel rail. The remaining bedrooms are generous double rooms, two of which boast built in wardrobes. The stylish family bathroom comprises a panelled bath with dual head mixer shower over, wash basin, wc and heated towel rail.

## Parking

Extensive off road parking is available on the sculpted tarmac driveway for several vehicles fronting the double garage.

## Outside

The private frontage is predominantly laid to lawn and screened by established hedgerows with a secure side gate to access the rear of the property. The mature rear garden enjoys a sunny aspect and features a spacious patio seating area which abuts the rear of the property with a sun terrace and pergola adjacent. Well tended lawns extend to the rear boundary with central pond and flanked by a colourful arrangement of shrubs, plants and flowers. A rear door accesses the double garage with a timber shed for storage.

## Location

The desirable village of Ower is located within The New Forest National Park, offering miles of beautiful walks and bike rides on the doorstep, as well as places of interest and natural beauty. A comprehensive range of amenities in neighbouring villages include well regarded local schooling for all ages, public houses, easy access to the motorway networks and direct access to London Waterloo via Totton, Ashurst or Southampton Airport Parkway.

## Sellers Position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Calmore Infants & Junior School

## Secondary School

Testwood School

## Council Tax

Band F - New Forest District Council

## 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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