



The Wheel House  
The Causeway | Romsey | Hampshire | SO51 8HF

# THE WHEEL HOUSE



*Nestled in the heart of one of Hampshire's most picturesque settings, The Wheel House is an iconic Grade II Listed residence enjoying an enviable position upon the River Test. Just moments from the vibrant centre of Romsey, this historic home combines timeless charm with modern refinement.*



# ACCOMMODATION

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Originally rebuilt in 1748 by Lord Palmerston, The Wheel House is steeped in local heritage. Beautifully restored, it showcases a wealth of period features, subtly enhanced by luxurious modern comforts. Arranged over four floors and extending to more than 1,300 sq. ft, the property offers both character and practicality in equal measure.

The ground floor is centred around a spacious open-plan dining/breakfast room that flows seamlessly into a well-appointed kitchen. A striking glass floor provides a unique view of the River Test below, creating a truly memorable focal point. From here, doors open onto a private decked terrace overlooking the water which is an idyllic setting for morning coffee or al fresco entertaining. A cloakroom completes this level.

The first floor offers an exceptional sitting room, perfect for relaxed evenings, whilst the two double bedrooms are arranged across the second and third floors. Both are served by beautifully presented bath and shower rooms, including a private en-suite.









# SELLER INSIGHT

“ The first time we walked into The Wheel House, we were spellbound. Standing in the hallway, we tilted our heads back and just stared - the high ceilings and exquisite craftsmanship were mesmerising. Then we moved into the kitchen and saw water glimmering beneath the house. That alone would have sold it to us, but stepping outside onto the deck and catching our first glimpse down the River Test sealed it.

The deck became one of our favourite places. It offers a sense of peace that's hard to describe - completely private, yet just a five-minute stroll into Romsey. We'd sit there for hours, often with friends, watching trout leap during the mayfly season. Downstairs, the river-facing windows created a calming backdrop to our everyday life. That view will stay with me forever.

The living space surprised us with how generous it was. Despite housing two sofas and three large armchairs, it never felt cramped. It was perfect for entertaining - cosy in the winter with underfloor heating and refreshingly cool in summer thanks to the river breeze. The Wheel House truly adapts to every season.

Over time, we added our own touches: two modern bathrooms, a custom chestnut-topped workspace, and a towering bookcase that anchored the main room. Peter's favourite spot was always the desk overlooking the river. I'd often find him there, soaking in the view in quiet reflection. Upstairs, we had a bespoke wardrobe installed that made the space feel even more personal.

Though we bought it as a lock-up-and-leave property, The Wheel House became much more. The community on the Causeway added to its charm - regular meetups with neighbours made us feel part of something enduring. It's rare to find such a balance between privacy and connection.

Living here taught us to slow down. To take a moment each day to notice the trout, the changing light on the water, the call of birds. The Wheel House isn't just a home - it's a reminder of how beautiful life can be when you stop to notice it. It is a very special place to live.\*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















## Outside

Externally, there is allocated parking for two vehicles within close proximity of the property. Residents also enjoy the rare privilege of fishing rights along this stretch of the river.

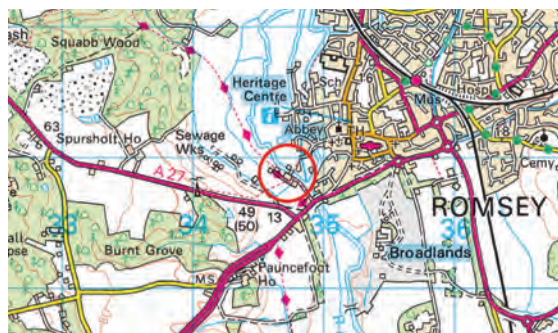
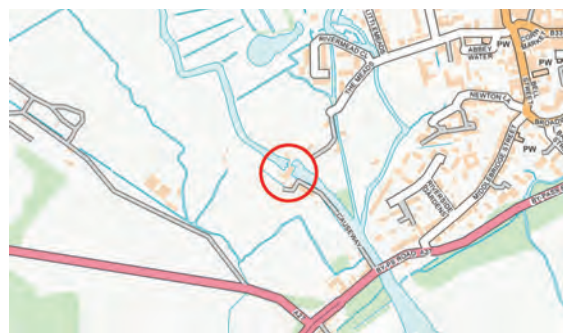
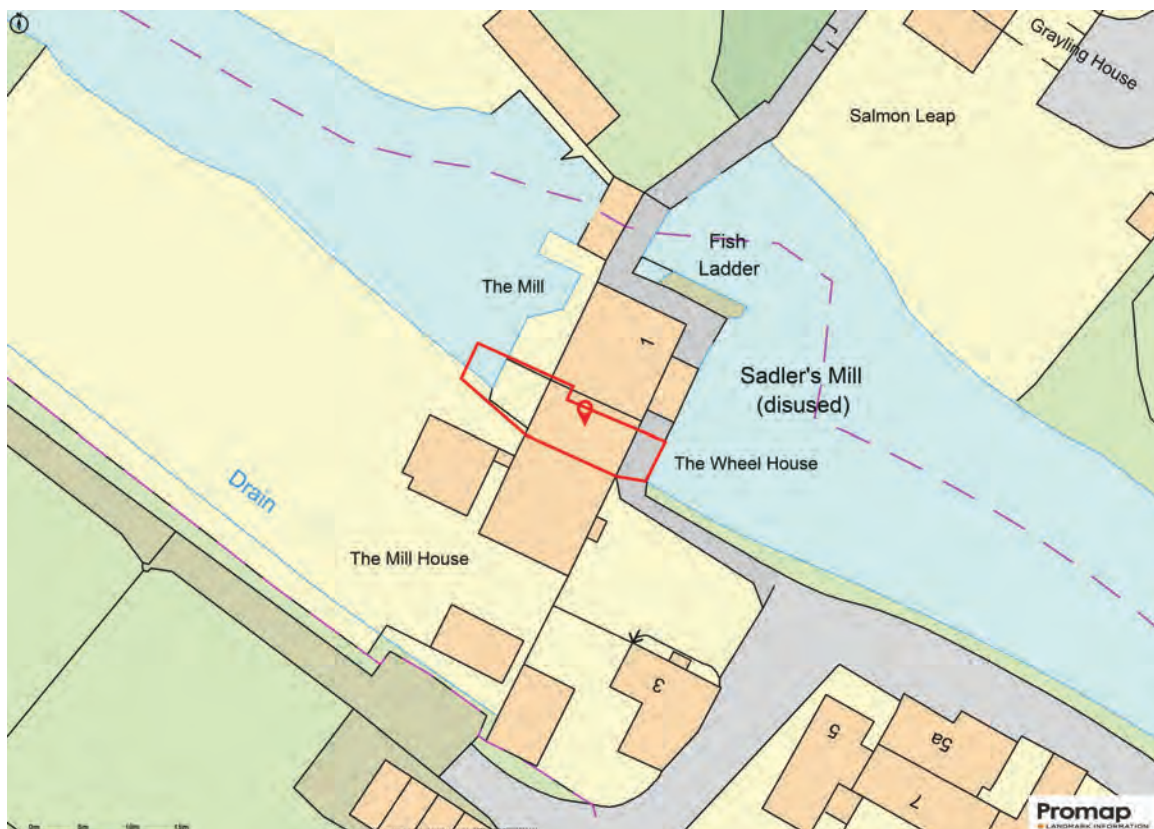




## Location

Romsey is a thriving market town, offering an excellent selection of amenities including Waitrose, independent coffee shops, restaurants, bars, a library, doctors' surgeries, dentists, and the stunning Romsey Abbey. Excellent transport connections are on hand with Romsey Railway Station providing direct access to London Waterloo, the No. 66 bus linking to Winchester, and the M27 within easy reach. The nearby cathedral cities of Winchester, Salisbury, and Southampton offer further cultural and retail opportunities.





## Services, Utilities & Property Information

Tenure - Freehold

Council Tax Band F - Test Valley Borough Council

Property Construction - Standard - brick and tile - terraced

Electricity Supply - Mains

Water Supply - Mains

Drainage & Sewerage - Mains

Heating - Mains gas

Broadband - FTTC Broadband connection available - we advise you to check with your provider.

Mobile signal/coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Parking - 2 allocated parking spaces

Special Notes - Tenants on The Causeway contribute £200 per annum for maintenance of the road and the environment.

Public Right of Way - path in front of property.

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 02382 549 200.

## Website

For more information visit: <https://www.fineandcountry.co.uk/southampton-and-romsey-estate-agents>

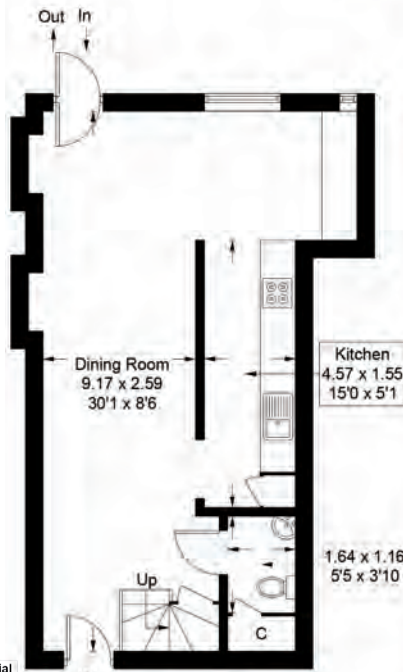
## Opening Hours

Monday to Friday 9.00 am–5.30 pm

Saturday 9.00 am–4.30 pm

Sunday By appointment only

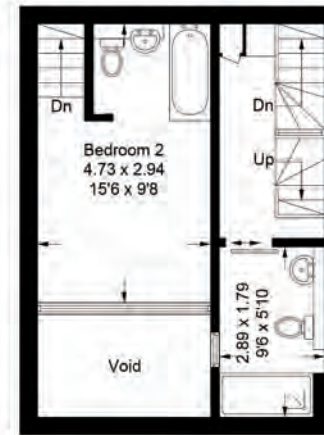
# Wheelhouse, The Causeway, Romsey, SO51 8HF



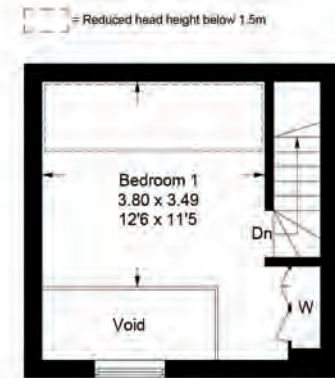
Ground Floor



First Floor



Second Floor



Third Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    | 76 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Approximate Gross Internal Area  
 Ground Floor = 42.6 sq m / 458 sq ft  
 First Floor = 35.8 sq m / 385 sq ft  
 Second Floor = 26.8 sq m / 288 sq ft  
 Third Floor = 18.8 sq m / 202 sq ft  
 Total = 124 sq m / 1333 sq ft  
 (Excluding Void)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, window, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Floorplan And Photos © Hampshire Property Photography



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 03.10.2025





# FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



**JACK REES**  
REGIONAL DIRECTOR

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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