

## Property Description

Connells are delighted to offer for sale this three bedroom Detached Bungalow, located along Botley Road, Romsey.

Externally this property benefits from a block paved driveway with space for multiple vehicles, mature hedges for added privacy and side gate access to the rear garden. The rear garden is fully enclosed and mostly laid to lawn with a paved patio area, ideal for enjoying the sunshine, al fresco dining or entertaining friends and family.

Internally this well maintained property benefits from a convenient shower room, three bedrooms, two reception rooms, fitted kitchen with integrated appliances and a conservatory.

## Entrance Hall

The hallway has access to the shower room, bedroom one, bedroom three and the dining room.

## Lounge

14' 3" x 11' 5" ( 4.34m x 3.48m )

The lounge has carpet flooring, french doors to the conservatory and a window to the rear aspect.

## Dining Room

11' 5" x 10' 3" ( 3.48m x 3.12m )

The dining room has carpet flooring and a window to the side aspect.

## Kitchen

9' 8" x 6' 9" ( 2.95m x 2.06m )

The fitted kitchen has space for a tall fridge freezer, space and plumbing for a washing machine, integrated oven and hob, loft access and a window to the side aspect.

## Conservatory

11' 6" x 9' 7" ( 3.51m x 2.92m )

The conservatory can be accessed via the lounge, has wood laminate flooring and french doors to the rear garden.

## Shower Room

11' 9" x 3' 8" ( 3.58m x 1.12m )

The shower room has tiled flooring, storage vanity unit with hand wash basin and WC, a corner shower cubicle, heated towel rail and a window to the side aspect.

## Bedroom One

13' 8" x 11' 1" ( 4.17m x 3.38m )

Bedroom one has carpet flooring and a bay window to the front aspect.

## Bedroom Two

8' 9" x 9' 3" ( 2.67m x 2.82m )

Bedroom two has carpet flooring and a window to the side aspect.

## Bedroom Three

9' 9" x 8' 4" ( 2.97m x 2.54m )

Bedroom three has carpet flooring and a window to the front aspect.

## Outside

### Front Garden

Block paved driveway with space for multiple cars and side access to the rear garden.

### Rear Garden

The enclosed rear garden is mostly laid to lawn with a paved patio area, ideal for enjoying the sunshine and al fresco dining and mature shrubbery borders.

## Location

Nestled in the charming market town of Romsey, 50 Botley Road offers a perfect blend of suburban tranquillity and convenient access to modern amenities. This property is ideally situated on a sought-after residential road, surrounded by lush greenery and within easy reach of the town centre.

The property benefits from excellent transport links, making it a prime location for commuters and families alike. Romsey Railway Station is just a short walk away, providing regular services to Southampton, Salisbury, and beyond. The nearby M27 motorway offers easy access to the South Coast, while the M3 connects you directly to London. Local bus routes also serve the area, linking Romsey with surrounding towns and villages.

Families will appreciate the proximity to several well-regarded schools. The renowned Romsey School, a secondary school with a strong reputation for academic excellence, is within walking distance. Primary education is well-catered for with Romsey Abbey Church of England Primary School and Cupernham Junior School nearby. For those considering private education, the prestigious Embley School and Stroud School are also easily accessible.

Botley Road offers the perfect balance of peaceful living and modern convenience. The property is set back from the road, providing a sense of privacy while still being part of a friendly community. Romsey town centre, with its array of independent shops, cafes, and restaurants, is just a short stroll away, offering a vibrant yet relaxed atmosphere.

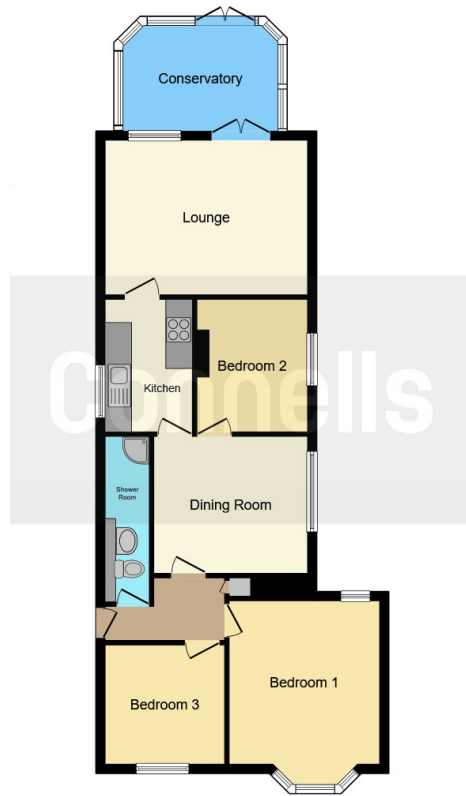
The area is surrounded by beautiful countryside, with the New Forest National Park and Test Valley offering countless opportunities for outdoor activities, from walking and cycling to horse riding and fishing.

Overall, this property represents an excellent opportunity to enjoy a high quality of life in one of Hampshire's most desirable locations.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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