



**Connells**

Tadfield Road  
Romsey





## Property Description

Nestled in a sought-after location in Romsey, just a short distance to the market town centre, this well-presented three-bedroom home offers spacious living with a south-facing garden and detached double garage. GUIDE PRICE £410,000 - £425,000

## Approach

Approached via a block-paved walkway, the property is set behind a gated entrance with a charming shingle front garden, mature flower beds, and a bay tree. A porch with a UPVC door and tiled flooring leads into the entrance hall, the entrance hall.

## Entrance Hall

The entrance hall, which features a built-in cupboard, carpeted flooring, a radiator, and a double-glazed obscured window to the side aspect

## Lounge

11' 8" x 11' 5" ( 3.56m x 3.48m )

The lounge is a welcoming space with a feature fireplace, exposed brickwork, a double-glazed window to the front aspect, coved ceiling, radiator, and carpeted flooring. A second reception room offers additional versatility, complete with an electric fireplace, coved ceiling, carpeted flooring, and patio doors opening onto the rear garden.

## Dining Room

13' 10" x 10' 3" ( 4.22m x 3.12m )

Located at the rear of the property and benefiting from French doors accessing the rear garden, Fireplace and floor laid to carpet.

## Kitchen

9' 10" x 7' 7" ( 3.00m x 2.31m )

The kitchen is fitted with a range of wall, base, and drawer units, a stainless steel sink with drainer, space for a freestanding cooker, and plumbing for a dishwasher. There is a double-glazed window overlooking the conservatory/lean-to, tiled walls, down Lights, and a door leading to the second hallway.

## Lean To Utility Area

12' 4" x 8' 8" ( 3.76m x 2.64m )

A lean to provides space and plumbing for a washing machine and tumble dryer, along with an obscured double-glazed window to the side aspect and tiled flooring.

## Cloakroom

WC window to side aspect.

## Landing

Upstairs, the landing has a double-glazed window to the side aspect, coved ceiling, and carpeted flooring

## Principle Bedroom

11' 9" x 10' 2" ( 3.58m x 3.10m )

Bedroom one benefits from built-in reclaimed wardrobes, a double-glazed window to the front aspect, radiator, and carpeted flooring.

## Bedroom Two

13' 3" x 10' 3" ( 4.04m x 3.12m )

Bedroom two features built-in wardrobes, loft access, a radiator, carpeted flooring, and a double-glazed window overlooking the rear garden.



## Bedroom Three

9' 10" x 6' 11" ( 3.00m x 2.11m )

Bedroom three also has a rear-facing double-glazed window, carpet, and a radiator.

## Shower Room

The modernised shower room comprises a shower cubicle, hand wash basin, WC, tiled walls, and an obscured double-glazed window to the front aspect.

## Rear Garden

The rear garden has a patio area, timber fencing, mature shrubs and borders and gate to the rear. There is also a door accessing the detached garage.

## Agents Notes

This well-maintained home offers excellent space and versatility, making it ideal for families or those seeking a peaceful setting with convenient access to Romsey's amenities.

## Garage

15' 2" x 11' 2" ( 4.62m x 3.40m )

A detached garage with an electric door and parking to the front.

## Location

Located on Tadfield Road in Romsey, Hampshire, SO51 5AL, this property offers a blend of convenience and community amenities.

### Local Schools:

**Romsey Primary School & Nursery:** Approximately 450 yards away, this school provides primary education and nursery

services.

**Cupernham Infant and Junior Schools:** Both located about 0.6 miles from the property, these schools cater to early years and junior students.

**Halterworth Primary School:** Situated roughly 0.7 miles away, offering primary education.

**The Romsey School:** A secondary school located approximately 0.7 miles from the property.

### Ofsted Reports:

All the aforementioned schools have received a 'Good' rating from Ofsted, indicating a high standard of education.

### Transport Links:

**Romsey Railway Station:** Located about 0.4 miles (approximately 670 yards) from the property, the station offers services to destinations such as Salisbury, Southampton, Eastleigh, and Cardiff.

**Bus Services:** Regular bus routes connect Romsey to nearby cities, including Southampton, Eastleigh, and Winchester, facilitating easy commutes.

**Local Shops and Amenities:** Supermarkets: The Southern Co-operative Ltd is conveniently located 0.1 miles from the property, with another branch 0.3 miles away. Town Centre: Romsey's town centre, approximately 0.5 miles from the property, boasts a variety of independent retailers, cafes, restaurants, and the Bradbeers department store. Weekly markets are held on Tuesdays, Fridays, and Saturdays, with a monthly Hampshire Farmers Market on the first Sunday.

### Proximity to Romsey Town Centre:

The property is situated about 0.5 miles from Romsey town centre, making it a short walk or drive to access the town's amenities and services.



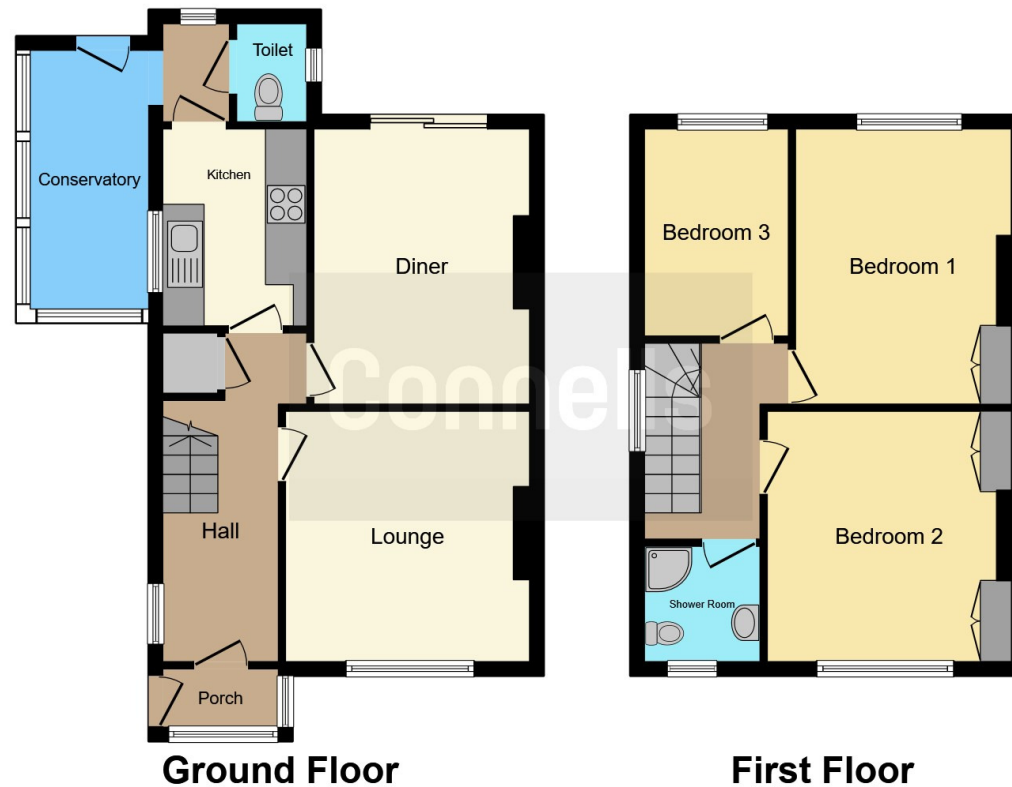












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: E**

Tenure: Freehold

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