



Packridge Cottage, Packridge Lane, Romsey, SO51 9LL

welcome to

Packridge Cottage, Packridge Lane, Romsey

Fox and Sons Romsey are very excited to bring to the market, this beautiful detached period home, which has been extended and renovated by the current owner to an exceptional standard. The property is packed with character and offers unique living, ideally positioned near to Romsey town centre.

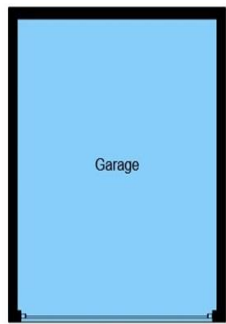




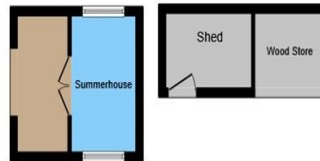
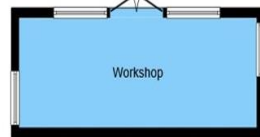
Ground Floor



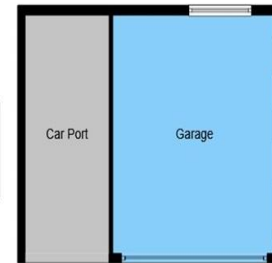
First Floor



Garage



Outbuilding



Detached Double Garage

Entrance Hall

9' 4" max x 5' 1" max (2.84m max x 1.55m max)

Living Room

15' 7" max x 26' 5" max (4.75m max x 8.05m max)

Dining Room/ Snug

14' 7" max x 14' 4" max (4.45m max x 4.37m max)

Kitchen

12' max x 17' 10" max (3.66m max x 5.44m max)

Utility Room

5' 5" max x 7' 9" max (1.65m max x 2.36m max)

Downstairs Cloakroom

Stairs and Landing

Bedroom 4

10' 11" max x 9' 7" max (3.33m max x 2.92m max)

Bedroom 2

9' 9" max x 12' max (2.97m max x 3.66m max)

En-suite

Bedroom 3

10' 6" max x 10' 6" max (3.20m max x 3.20m max)

Bathroom

Master Bedroom

15' 2" max x 14' 7" max (4.62m max x 4.45m max)

En-suite

Outbuildings

Additional Note

Outside - Upon arriving at Packridge Cottage, you are greeted by a gated entrance leading to the large driveway and detached double garage. There is an additional patio area to the front of the property, adjoining another patio area to the rear of the home with the remainder of the garden being laid to lawn with established hedging and large pond filled with wildlife.

Total floor area 236.4 sq.m. (2,545 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

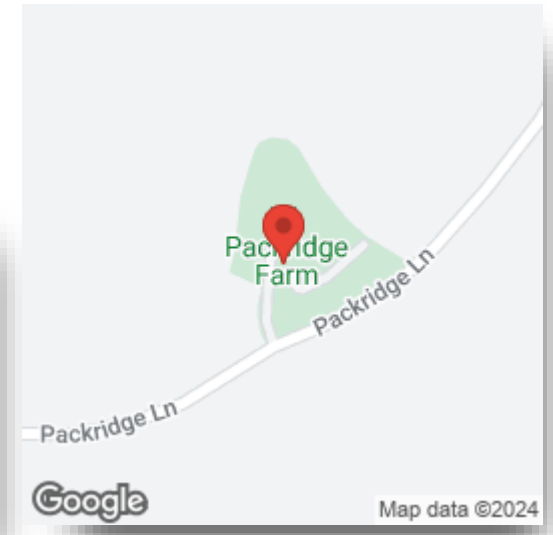
welcome to

Packridge Cottage, Packridge Lane, Romsey

- Four Bedroom Detached Period Character Cottage.
- Sat Upon One Acre of Land.
- Semi Rural Location.
- Detached Double Garage.
- Two En-suites and Downstairs WC.

Tenure: Freehold EPC Rating: E

£1,300,000



view this property online fox-and-sons.co.uk/Property/RMY104887

Please note the marker reflects the postcode not the actual property



Property Ref:
RMY104887 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01794 513085



Romsey@fox-and-sons.co.uk



2 Market Place, ROMSEY, Hampshire, SO51 8NB



fox-and-sons.co.uk