



## HAM HOUSE, THE CRESCENT

Romsey, Hampshire







# ROMSEY, TEST VALLEY

A picturesque Edwardian detached family house with mature gardens, dating back to 1895, with later additions and modernisations.



4-5



2-3



5-6

EPC

C

Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Offers in excess of: £1,500,000



Welcoming you in, is a charming reception hall, which leads to a triple aspect drawing room filled with natural light, a fireplace with wood burning stove and access to the garden terrace. The dining room, which flows into the glass store room, has double aspect garden views and fireplace. To the left of the hall is the sitting room and kitchen/breakfast room, being the heart of the home. The large skylight and double French doors enhance the sense of warmth and natural light while accommodating another dining area. Additionally, the ground floor features a utility room, a downstairs cloakroom and access into the integrated double garage. The first floor includes a well-sized principal bedroom with an en suite shower room, and an adjoining balcony with a further double bedroom benefiting from breathtaking views of the garden. There are two additional double bedrooms, a study area and a family bathroom. The upstairs of the double garage has been converted to a self-contained one bedroom annexe, including a kitchen, living space and bathroom. The house is accessed through an electric gate, leading to a gravel, private driveway with ample parking and an integrated double garage. The south-facing, private rear garden provides a garden terrace ideal for 'al fresco' dining surrounded by blooming flower beds as well as a laid to lawn garden, a wildlife area, an additional seating area, a productive kitchen garden, and a large Alitex greenhouse.













# Ham House

Approximate Gross Internal Area

Main House = 2841 Sq Ft / 263.93 Sq M

Annexe = 667 Sq Ft / 61.97 Sq M

Garage = 437 Sq Ft / 40.55 Sq M

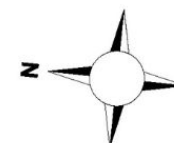
Wood Store = 42 Sq Ft / 3.87 Sq M

Green House = 140 Sq Ft / 12.94 Sq M

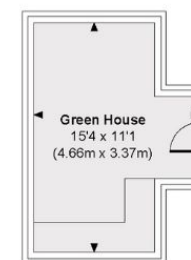
Garden Shed = 58 Sq Ft / 5.40 Sq M

Total = 4184 Sq Ft / 388.66 Sq M

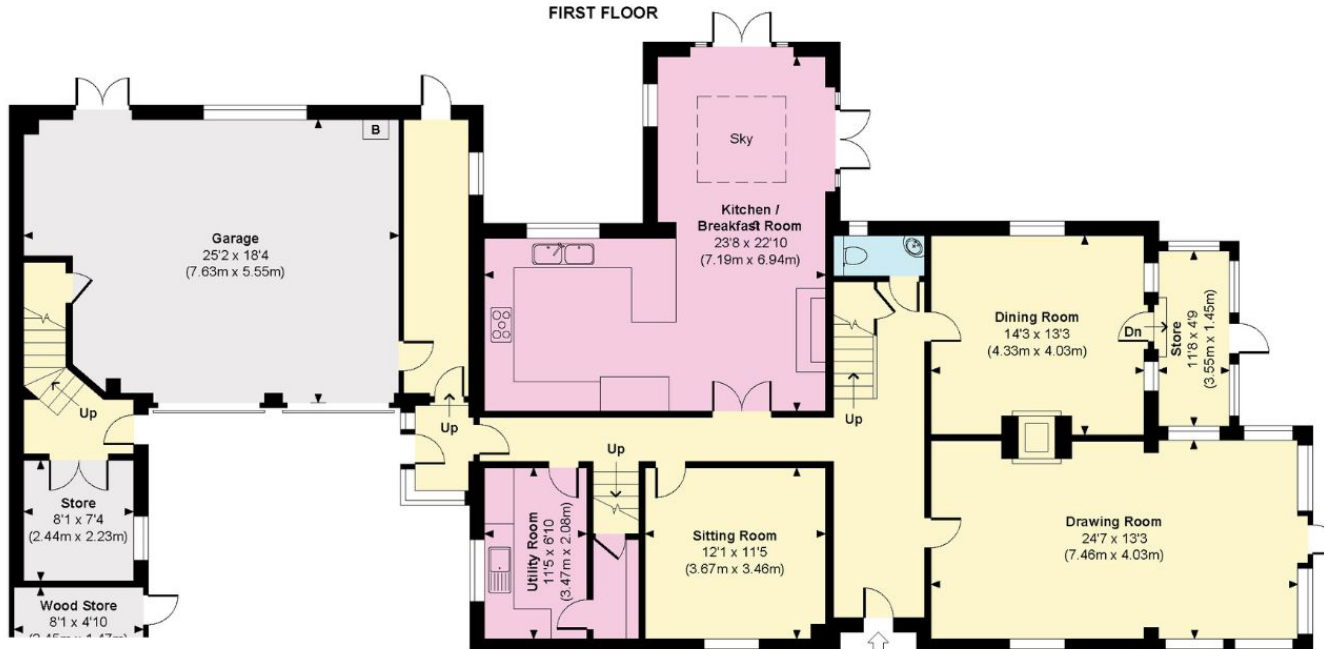
Outbuildings are not shown  
in correct orientation or location.



GARDEN SHED



GREEN HOUSE



Approximate Gross Internal Area = 4154 sq m / 388.66 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Ed Hunt**  
edward.hunt@knightfrank.com  
01962 677236

**Lottie Lambert**  
lottie.lambert@knightfrank.com  
01962 677246

**Knight Frank Winchester**  
14-15 Jewry Street, Winchester  
SO23 8RZ

[knightfrank.co.uk](https://knightfrank.co.uk)

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