



Cartref, Romsey Road, Whiteparish, SP5 2SD



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This beautifully presented detached residence was the subject of a comprehensive new build project in 2016, built by the current owner, who has created a fabulous home with the 'wow' factor. The property is exceptionally light and airy throughout and one of its many key features is the full-length glass windows and doors to the rear of the property, incorporating the views over the surrounding countryside. The accommodation flows particularly well and offers approximately 4,009 square feet and is lovely and spacious throughout. All the main living areas incorporate the stunning views that surround the property at the rear and the garden enjoys a southerly facing aspect. Situated in the highly sought-after village of Whiteparish, midway between Romsey and Salisbury, each being approximately 8 ½ miles distant.

The accommodation is immaculately presented and has been fitted to a superior specification throughout. Upon entering the property, you are greeted by a spacious welcoming reception hallway. Accessed off the reception hallway is the downstairs shower room, which has been fitted in a modern and contemporary style. Also accessed off the hallway is bedroom five, which also lends itself as a playroom, or suchlike. The live-in style kitchen/dining/family room and sitting room are also accessed off the hallway. The sitting room is lovely and spacious and enjoys beautiful views through its large bay feature window. The sitting room also has the added feature of a modern wood burning stove. Accessed off the sitting room is a study and the sitting room also flows into the open-plan kitchen/dining/family room. The open-plan kitchen/dining/family room is most certainly the hub-of-the-house and has been attractively fitted with modern and contemporary style gloss cabinets and granite worktops. The kitchen benefits from integrated Miele appliances, which includes an oven, a steam oven and plate warming draw, an induction hob with wok and cooking hot stove and extractor fan over.

There is a Miele dishwasher, tall high fridge and separate freezer. The kitchen centres onto an oval centre island and there is a sitting area, as well as a dining area. Bi-folding doors lead out into the orangery, which is being utilised as a formal dining area and this room has bi-folding doors that lead out onto the entertainment patio terrace. Also accessed off the kitchen is the utility room and an extensive glazed storage room, wine store and double garage.

Upstairs, the bedrooms still embrace the 'wow' factor that the downstairs offers. The master bedroom suite is located at the rear of the property enjoying the fabulous views and benefits from an ensuite bathroom with roll top bath and walk-in shower, and there is a large dressing room. There are three further bedrooms. Two of which have the added benefit of ensuite shower rooms. If further bedroom accommodation is required, then there is scope for an additional bedroom located off the landing at the front of the property, which has been utilised as an open seating area. All the bathrooms facilities have been attractively fitted to a modern and contemporary style.

Outside: The front of the property has extensive driveway parking for a number of vehicles and leads to a large detached double garage. The rear garden has magnificent views of the rolling surrounding countryside and enjoys a southerly facing aspect. The garden has been beautifully landscaped and is predominately laid to lawn with an abundance of colourful borders and shrubs and there is the added benefit of a vegetable garden. There is a large entertainment patio terrace that extends the full width of the property making and an undercover entertainment area, ideal for summer entertaining and alfresco dining.

Situation: Whiteparish is a thriving village and offers a range of facilities that include church, village hall, village shop, an outstanding primary school, two public houses and an excellent doctor's surgery. Located midway between Romsey and Salisbury, each being approximately 8 ½ miles distant, both offering an excellent range of schools, both state and private for all ages are readily available in the area, including Winchester College, Bryanston, Canford, Sherborne, Millfield, Marlborough, Bishops Wordsworth and South Wilts grammar schools in Salisbury. Romsey is well known for its Abbey in the quaint town centre and provides an excellent range of facilities. Whiteparish is conveniently located for the airport connections at Southampton Parkway and main line rail connections from Southampton, Salisbury, Grateley and Winchester, all offering direct train services to London Waterloo. The Cathedral City of Salisbury is easily accessible and offers a wide range of facilities to include Restaurants, leisure facilities, train station and the open-air market twice week.

Summary of accommodation:

Ground floor:

Entrance hall * • cloakroom/shower room * Bedroom five/playroom * Sitting room * Study * Kitchen/dining/family room * Orangery * Utility room * Store room * Wine store

First Floor:

Master bedroom with ensuite bathroom and large dressing room * Bedroom two with ensuite * Bedroom three with ensuite * bedroom four

General information:

Tenure: Freehold

Services: Mains water and electricity.

Gas central heating and mains drainage.

Local Authority: Test Valley

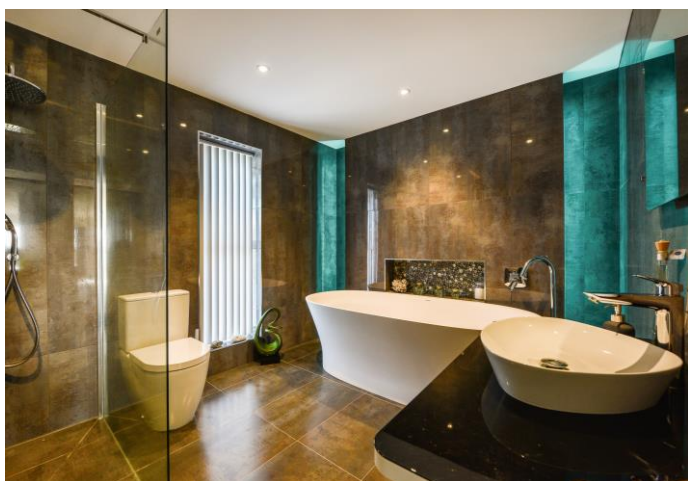
Tax Band ?

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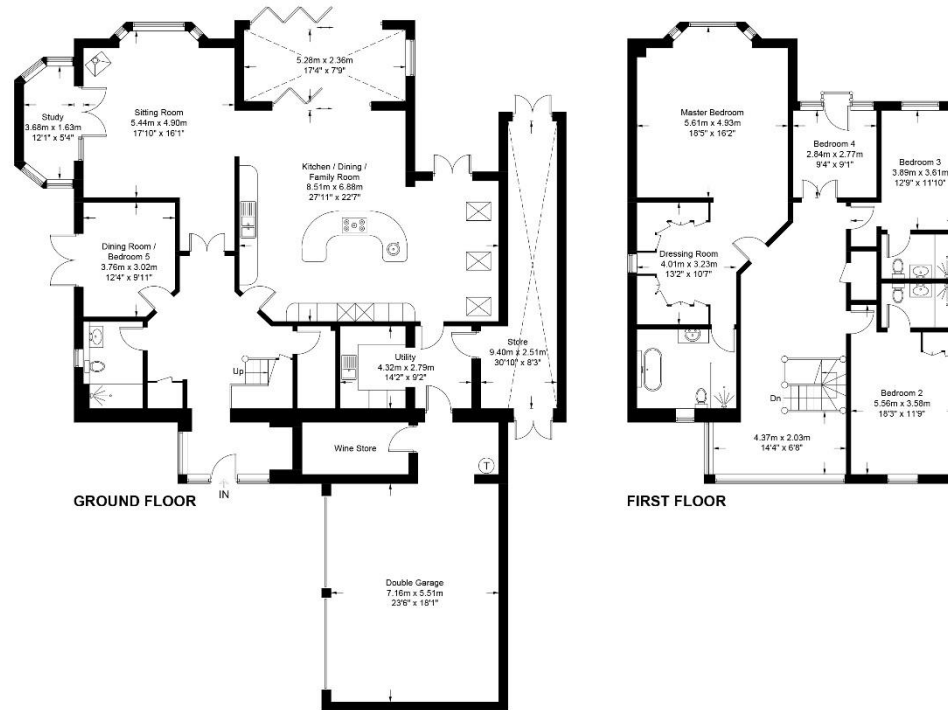
Romsey Town Centre 7.8 miles * Southampton 16 miles * Winchester 23 miles

* Salisbury 9.2 miles

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APPROXIMATE GROSS INTERNAL AREA = 372.5 SQ M / 4009 SQ FT
(INCLUDING DOUBLE GARAGE)



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.
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Hamilton Parkers wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. Room sizes are approximate and rounded, therefore they should not be relied upon for carpets and furnishings. We have not carried out a detailed survey nor tested the services or appliances. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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