



Nursling, Southampton, SO16 8AA





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Hamilton Parkers are delighted to offer this four bedroom spacious detached residence. The accommodation is exceptionally versatile and offers approximately 2,085 square feet of accommodation, which comprises of a large sitting room, conservatory, formal dining room, kitchen/breakfast room, four bedrooms, two en-suites and a downstairs shower room. There is also the added benefit of a detached double garage, which could be utilized as ancillary accommodation/annexe, or an additional dwelling, subject to the relevant planning consents. Positioned on a corner plot and enjoying a good sized garden.

The accommodation is lovely and light throughout and benefits from high ceilings and well-appointed accommodation. Downstairs there is a hallway which leads to all the main principle reception rooms and downstairs bedroom accommodation. There are two double bedrooms on the ground floor and a beautifully fitted shower room which services these two bedrooms. If more living space is required rather than bedrooms, then these rooms can easily be utilised as reception rooms. The sitting room is lovely and spacious and centres onto a fireplace and leads out into a conservatory which enjoys the surrounding garden. There is a formal dining room which is of a good size for ideal for entertaining. The kitchen/breakfast room is also lovely and spacious and has been attractively fitted with modern cabinets and worksurfaces and breakfast bar. Doors lead out from the kitchen/breakfast room into the garden and onto the patio terrace. An under stairs cupboard provides space and plumbing for washing machine and tumble dryer. Upstairs is the master bedroom which benefits from built-in wardrobes and an en-suite bathroom, which has been attractively fitted in a modern

and contemporary style. The second bedroom is also located on the first floor and this room also has the pleasure of an en-suite bathroom.

If ancillary accommodation is required then the detached double garage lends itself for conversion, subject to the relevant planning consents.

Outside:

The property is positioned on a generously sized corner plot and enjoys a walled garden and a southerly facing aspect. The front garden is mainly laid to lawn and has driveway parking. The rear garden has gates that lead to additional driveway parking and a detached double garage. The rear garden has been attractively landscaped and is predominantly laid to lawn and boasts several patio seating terraces.

Summary of accommodation:

Sitting room * Conservatory * Formal dining room * Kitchen/breakfast room * Four bedrooms
* Two en-suites * Downstairs shower room.

Summary of features:

Spacious and versatile accommodation * Scope for ancillary accommodation/separate dwelling
* Light and airy throughout * High ceilings * Modern and contemporary bathroom facilities *
Double glazing * Recess spot lighting * Modern kitchen * Highly sought after location * Corner
plot.

Situation:

Rownhams sits on the edge of Romsey and Southampton with easy access to the M27, central
Southampton and Southampton Airport. The local village offers a good range of local shops
and the Nursling Primary School is within easy walking distance. Ideally situated for the
commuter and for schooling.

General information:

EPC Rating C.
Council Tax Band E.

Directions:

From our office in Romsey, head out of the town towards the M27. At the roundabout take
the first turning onto Romsey Road/A3057. Continue to the next roundabout and again take
the first turning continuing on the Romsey Road/A3057. Turn left into Upon Crescent where
the property will be located with our For Sale board.

Mileages:

Romsey 3.5 miles * Southampton town centre 5.8 miles * Southampton Airport 6.4 miles *
Eastleigh 8.8 miles * Winchester 14.4 miles * Salisbury 19.7 miles.

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APPROXIMATE GROSS INTERNAL AREA = 156.7 SQ M / 1708 SQ FT
GARAGE = 25.9 SQ M / 277 SQ FT
TOTAL = 182.7 SQ M / 2085 SQ FT



THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY R43 -
CODE OF MEASURING PRACTICE, NOT TO SCALE
PRODUCED FOR HAMILTON PARKERS
(02/20/14)

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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