



The Crescent | £900,000
Romsey, Hampshire, SO51 7NG



Hill House The Crescent
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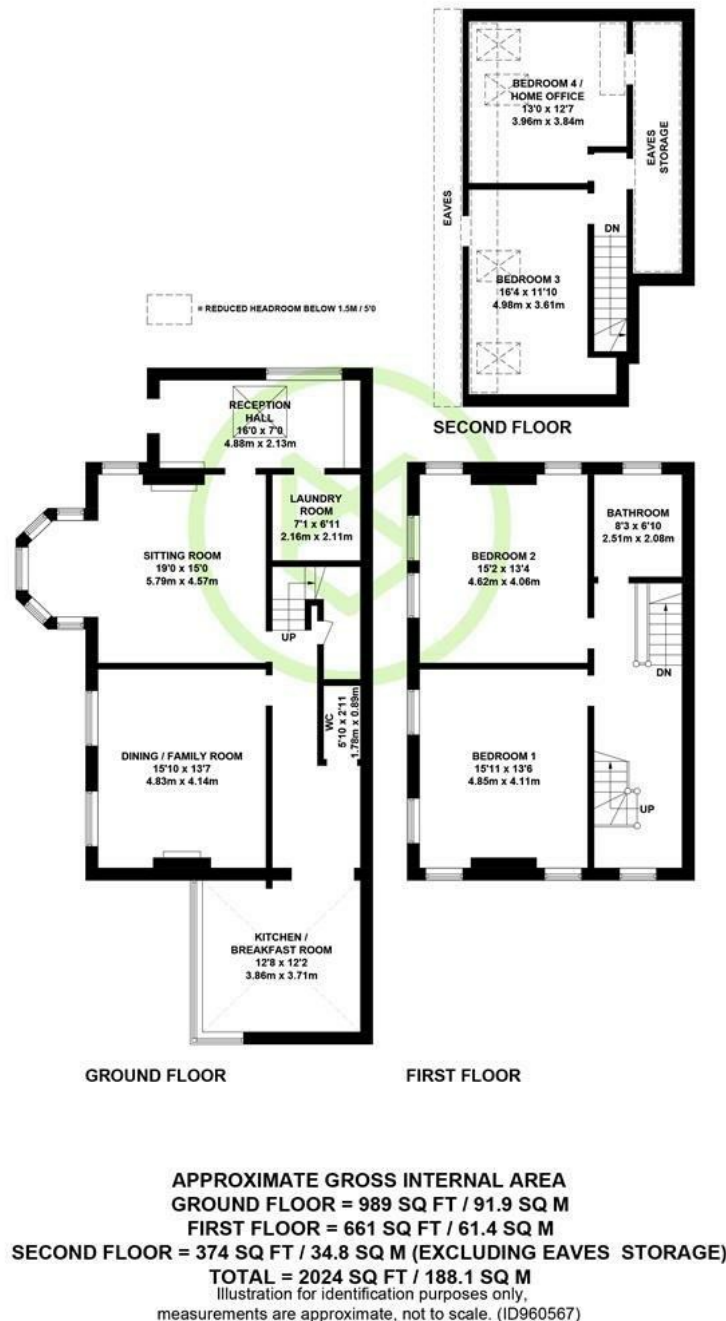
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A beautiful Victorian residence dating back to the late 1800s, with spacious and light accommodation set over three floors, located in one of Romsey's most sought after locations. Having undergone renovation in recent years, this fabulous home combines modern living with charm and character and is a rare opportunity. The accommodation offers four double bedrooms, a family bathroom, sitting room, dining/family room, kitchen/breakfast room, laundry room, private gardens and gated driveway parking. Offered for sale with no forward chain.

- A beautiful Victorian home located in The Crescent, one of Romsey's most sought after roads
- Renovated in recent years by the current owners
- A wealth of features including original butlers bells
- Planning permission granted for further living space
- Four double bedrooms and luxury family bathroom
- Sitting room and dining/family room
- Modern kitchen/breakfast room and laundry room
- No forward chain

Energy Efficiency Rating
Current D
Potential C



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Agents Note

As a keen fly fisherman, Prime Minister Clement Attlee would often stay at Hill House when fishing The River Test and visiting his cousin, Bartram Waller Attlee who is believed to have lived in the home between 1927 to 1950. Bartram Attlee has a plaque in Romsey, commemorating his world record for the fastest time cycling 21 miles, 180 yards on a penny farthing.

Planning Permission

Planning permission has been granted for additional living space by extending the reception hallway on the ground floor. More information can be found at <https://www.testvalley.gov.uk/planning-and-building> - ref no. 20/02721/FULLS

Ground Floor

The welcoming reception hallway immediately sets the tone for this special home, there is stylish shelving and fitted storage, herringbone flooring and a skylight providing plentiful light. A door opens to the sitting room, a wonderful room with high ceilings, a large bay window, a fireplace and the original butlers bells. The inner hallway is laid with 'Kamdean' herringbone flooring which continues into the kitchen/breakfast room. A door leads to the dining/family room and downstairs WC. Currently used as a second sitting room, the dining/family room has two large windows overlooking the gardens and a log burner providing the perfect focal point. The kitchen/breakfast room is a recent addition to the home and is a wonderfully light space. The kitchen has been refitted with a range of soft closing cupboards and drawers, quartz worktops, 'Neff' appliances include an oven, induction hob with extractor canopy over, fridge, freezer and dishwasher. There is ample space for the dining suite and views over the gardens. The laundry room has fitted storage space and space for a washing machine.

First Floor

The large landing provides access to bedrooms one, two, the family bathroom and second floor via the staircase. Bedrooms one and two are both large double rooms, both rooms benefit from pleasant double aspects. The family bathroom has been refitted with a stylish white suite comprising bath with shower over, fitted shower screen, wash basin and WC.

Second Floor

The second floor landing provides access to bedrooms three and four, both of which are double rooms with skylights and access to eaves storage. Either room would serve well as a study/home office.

Outside

The large garden is mainly laid to lawn with established hedging and borders. A private, raised decked area enjoys a easterly, southerly and westerly aspect, enjoying the afternoon and evening sun.

Parking

A five bar gate opens to a driveway providing parking for several vehicle's.

Location

The Crescent is approximately 1 mile from the town centre and train station, there is a local shop within a few minutes and exceptionally easy access to the towns various amenities with frequent bus routes on the Winchester Road to Romsey and Winchester.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

No forward chain

Age

Believed to be late 1800s

Tenure

Freehold

Heating

Gas central heating

Schools

Infant and Junior School: Cupernham Infant and Junior School

Secondary School: The Romsey School

Council Tax

Band F - Test Valley Borough Council

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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