



Oaktrees Sandy Lane | £850,000  
Romsey, Hampshire, SO51 0PD





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# Summary

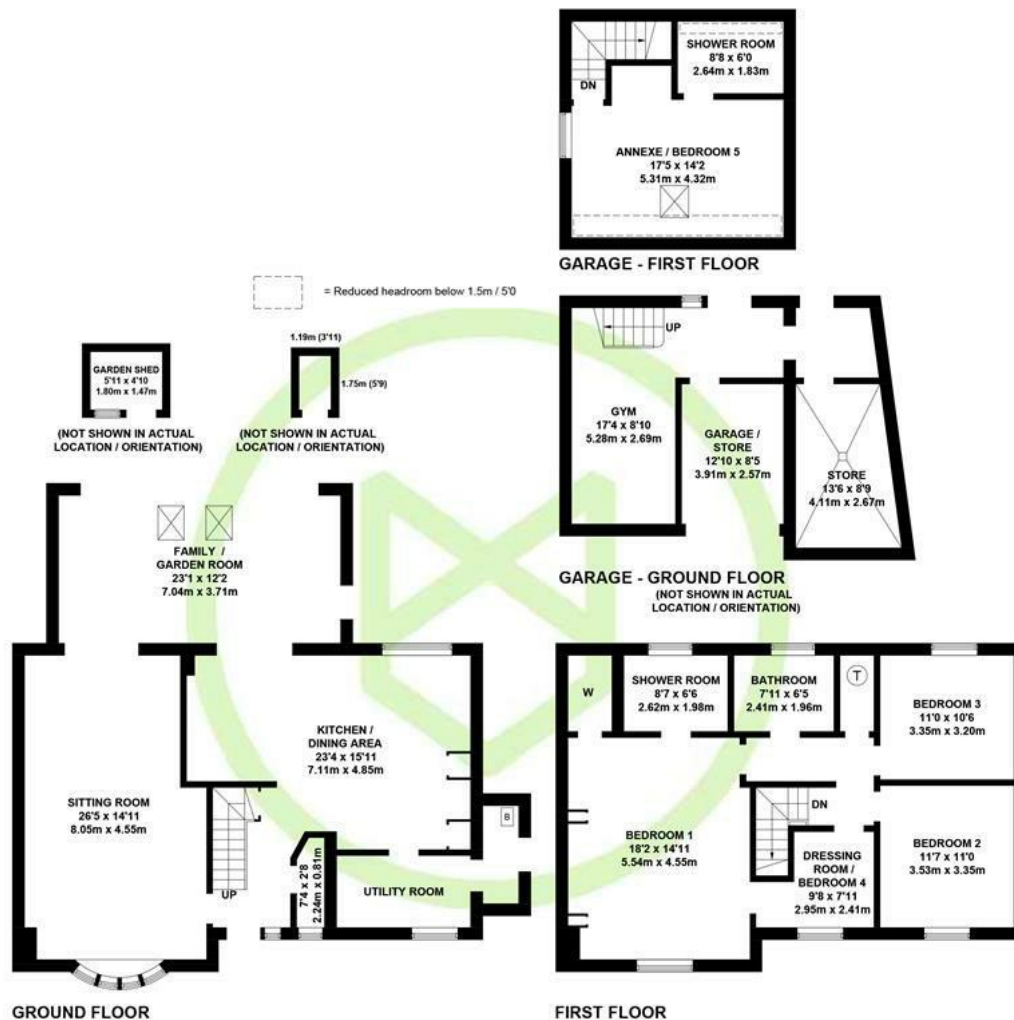
Situated on a highly sought-after road on the outskirts of Romsey town centre, this beautifully presented and extended detached residence offers spacious and versatile accommodation throughout. The main residence features three/four well-proportioned bedrooms, including a luxurious principal suite with en-suite bathroom and walk-in dressing area. The heart of the home is a stunning open-plan kitchen/dining area, complemented by a separate utility room, boot room and an extended family living space. A generous sitting room with log burner and a downstairs cloakroom complete the ground floor. Externally, the property benefits from a detached garage which includes a gym and offers excellent potential for ancillary accommodation, with a kitchenette and shower room already in place. The private, south-facing garden is attractively landscaped and fully enclosed, providing an ideal setting for outdoor living.

## Features

- An exceptional detached residence
- Four/Five bedrooms
- En-suite and walk in dressing area to principal bedroom
- Enjoys an enclosed south facing rear garden
- Open plan kitchen/dining/family room
- Ancillary accommodation above the detached double garage
- Positioned on the outskirts of Romsey Town centre

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1190 SQ FT / 110.6 SQ M  
FIRST FLOOR = 856 SQ FT / 79.5 SQ M  
OUTBUILDINGS = 818 SQ FT / 76.0 SQ M  
TOTAL = 2864 SQ FT / 266.1 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1237721)



# Oaktrees, Sandy Lane, Romsey, Hampshire, SO51 0PD

## Ground Floor

Upon entering this beautifully maintained property, you are greeted by a spacious entrance hall which provides access to all principal ground floor rooms, including a generously sized sitting room, open-plan kitchen/dining area, cloakroom with WC and wash basin, and staircase rising to the first floor. The sitting room is a welcoming space, benefitting from a large bay window to the front and a feature log burner. At the heart of the home lies the open-plan kitchen/dining room, thoughtfully designed with both style and functionality in mind. The kitchen is well-appointed with a range of wall and base units, a double oven, hob with extractor above, integrated dishwasher and not one but two breakfast bars. There is ample room for a dining table and chairs, creating an ideal space for both everyday family meals and entertaining. Adjacent to the kitchen is a practical utility room, offering a separate sink, additional wall and base units and space for an 'American Style' fridge/freezer. This leads through to a boot room with external access and outdoor pursuits. To the rear of the home, the family room is a real highlight. Bathed in natural light from skylights and bi-folding doors, this versatile living space seamlessly connects the indoors with the garden and provides the perfect setting for relaxation or social gatherings.

## First Floor

Upstairs, the first floor landing is filled with natural light thanks to a thoughtfully placed light tunnel, and provides access to three double bedrooms, a family bathroom, and an airing cupboard. The principal bedroom is generously proportioned and features ample built-in storage, a walk-in dressing room (which could easily be converted back to a forth bedroom) and a stylish en-suite. The en-suite is finished with floor-to-ceiling tiling and comprises a walk-in shower, dual sinks, WC, wash basin and heated towel rail. Bedrooms two and three are both well-sized doubles, ideal for family members or guests, while the family bathroom serves the floor with modern fittings and a clean, contemporary finish.

## Outside

To the front of the property lies a detached double garage, with one section converted into a dedicated home gym. Above the garage, a versatile space complete with a kitchenette and shower room provides ideal ancillary accommodation or perfect for guests, a home office or studio. To the rear, a generous patio adjoins the home and extends down the side, providing access to the detached garage and a gated entrance to the driveway. The garden is mainly laid to lawn and enjoys a high degree of privacy, bordered by mature shrubs and planting. A timber shed offers useful storage, while a selection of fruit trees, including plum, pear and apple. The garden benefits from a desirable south-facing aspect, ideal for making the most of the sunshine throughout the day.

## Parking

A large block paved driveway is accessed via electric double gates

## Tenure

Freehold

## 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 publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), 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

Buying on

## Heating

Oil

## Drainage

Private

## Infant and Junior School

Cupernham Infant and Junior School

## Secondary School

The Romsey Academy

## Council Tax

Test Valley - Band E

## Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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