



Flat 4 Temple Court House | £475,000
Church Street, Romsey, Hampshire, SO51 8JH





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Summary

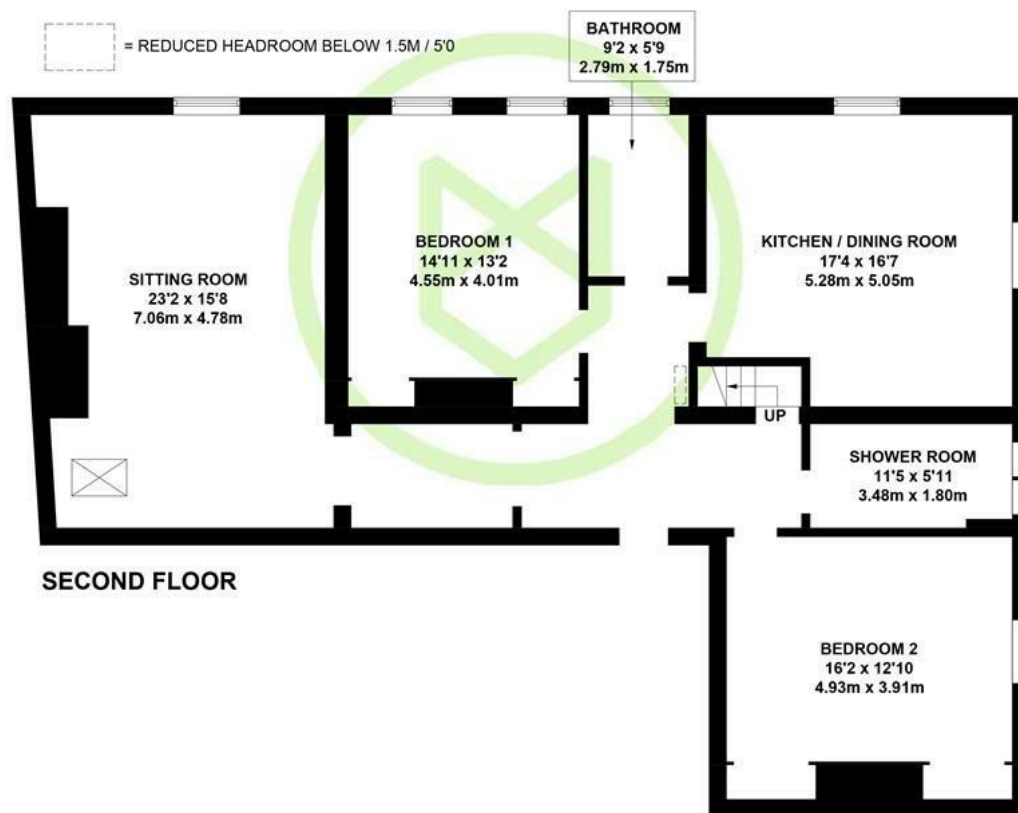
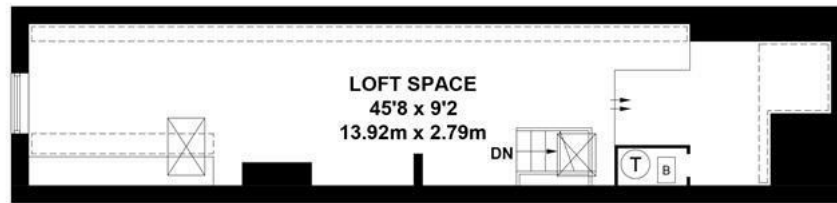
An exceptional top-floor penthouse situated within a grand, Grade II listed conversion in the very heart of Romsey town centre. As one of only four private residences in this landmark building, the property offers rare architectural character paired with high-spec contemporary finishes. The accommodation comprises an expansive sitting room anchored by a feature skylight, a sleek modern kitchen and dining space with a central island, and two well-proportioned double bedrooms. Completing the apartment is a contemporary bathroom, separate shower room, and an impressive, highly versatile converted loft space. Outside, the home benefits from allocated parking for two vehicles.

Features

- Penthouse within an exclusive Grade II Listed conversion in Romsey Town centre
- Two generous double bedrooms
- Modern shower room and separate bathroom
- Stunning kitchen/dining area and large sitting room
- Substantial loft space providing versatility
- Allocated parking for two vehicles

EPC Rating

Energy Efficiency Rating
Current
Potential



APPROXIMATE GROSS INTERNAL AREA
SECOND FLOOR = 1541 SQ FT / 143.2 SQ M
THIRD FLOOR = 397 SQ FT / 36.9 SQ M
TOTAL = 1938 SQ FT / 180.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1322755)

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Entrance

Entry to the building is controlled via a secure intercom system, leading into an impressive communal reception hall of classic period proportions. A staircase rises from this central hall to the penthouse level, where Flat 4 enjoys a secluded top-floor position.

Accommodation

An inviting reception hall sets an elegant tone upon entry, seamlessly connecting the home's main living spaces and bedrooms. At the heart of the layout is a stunning kitchen/dining area which is fitted with comprehensive bespoke cabinetry, integrated appliances and a central island with a breakfast bar. The spacious sitting room is enhanced by a feature skylight. Both of these central hubs serve as ideal settings for relaxing or hosting, while framing picturesque views out towards Romsey Abbey. Accommodation further includes two comfortably proportioned double bedrooms with fitted wardrobes, with the principal bedroom enjoying double-aspect windows that draw in fantastic light. A luxurious shower room and a separate family bathroom complete the interior, both finished to an impressive specification. Capitalising on its west-facing position, the main living areas and primary bedroom are bathed in warm afternoon and evening sun. Enhancing the property's generous proportions is an impressive upper loft space, reached by a proper, standard staircase. Highly adaptable in its configuration, this additional area easily accommodates a range of uses, from a private workspace to a hobby room, tailored to suit individual needs.

Parking

Allocated parking for two vehicles

Location

Temple Court House is situated within the town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

Tenure

Share of Freehold

Service Charge

Circa £4,000 per annum

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 me

Council Tax

Test Valley - Band F

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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