



49 Station Road | £620,000
Romsey, Hampshire, SO51 8DP

 Henshaw Fox



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Summary

Located in the heart of Romsey town centre, this beautifully presented Victorian home has been finished to an exceptional standard throughout. Offering spacious and light-filled accommodation, the property boasts four well-proportioned bedrooms, including a principal suite with en-suite shower room, and a stunning four-piece family bathroom. The ground floor features a charming sitting room with an open fireplace, a formal dining room, a refitted contemporary kitchen, and a versatile study area. A bright conservatory leads out to a generous southerly facing garden extending to approximately 100 feet. Additional benefits include a convenient downstairs WC and a thoughtfully landscaped outdoor space ideal for family life and entertaining.

Features

- Perfectly positioned within the heart of Romsey Town Centre
- Finished to an exceptionally high standard offering a stylish interior with many wonderful characterful features
- Four bedrooms with en-suite shower room and four-piece family bathroom
- Sitting room, dining room, study and family room
- Re-fitted kitchen
- 100ft southerly facing rear garden
- Fibre optic broadband to the home

EPC Rating

Energy Efficiency Rating
Current C
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 633 SQ FT / 58.8 SQ M
FIRST FLOOR = 465 SQ FT / 43.2 SQ M
SECOND FLOOR = 400 SQ FT / 37.2 SQ M
TOTAL = 1498 SQ FT / 139.2 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1103199)

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Ground Floor

Immediately upon entering this charming home there is a wonderful feel, the entrance hallway provides access to the first floor via the staircase and doors open to the dining room and the sitting room. Located at the front of the home the sitting room has a pleasant bay window and an open fireplace provides the perfect focal point, bespoke storage has been fitted either side of the chimney breast. The dining room provides ample space for the dining suite and a door leads to the kitchen. The kitchen has been refitted with a range of cupboards and drawers, oak block worktop surfaces, a built-in dishwasher, built in fridge, 'Rangemaster' style oven and space and plumbing for a washing machine. The study area offers many uses as a room and is currently used as a music room, it also has plumbing available to be used as a utility room. The family room offers fantastic views over the rear garden and the downstairs WC has been fitted with a white suite comprising of WC and wash basin.

First Floor

The first floor landing provides access to bedrooms two, three and the family bathroom. Located at the front of the home bedroom two is a large double room benefiting from fitted wardrobes. Bedroom three is another double room with an open fireplace and a window overlooking the rear garden. The Stunning bathroom has been refitted with a four piece white suite comprising WC, wash basin, walk in double shower cubicle and free standing bath.

Second Floor

The second-floor landing is generously illuminated by a light tube, access is provided to bedroom one and bedroom four. Bedroom one is a large double bedroom with two large skylights providing a fantastic amount of light and views of Romsey Library and Romsey Abbey. Access is provided to the en-suite which has been refitted with a white suite comprising WC, wash basin and enclosed shower cubicle. Bedroom four has a pleasant double aspect with views over the rear of the home.

Outside

The rear garden is a particular feature of the home with a pleasant southerly aspect and measuring approximately 100ft in length. A tiled area adjoins the rear of the property, the remainder of the garden is laid to lawn with a range of established shrubs and hedging. Outbuildings include a garden shed, a summerhouse both with power and lighting and a bike store. Pedestrian rear access is provided via a gate, giving immediate access into Waitrose car park.

Parking

Two residents permits are available for approximately £55 each per annum, for parking on Station Road and other roads within Romsey town centre, visitors permits are also available. There is also public parking available within Romsey Library (Princes Road Car Park) and to the rear of the home is Waitrose car park and Alma Road car park also. For more information on parking please contact the office and speak with a member of staff.

Location

Station Road 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, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

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

Age

1895

Tenure

Freehold

Heating

Gas central heating

Primary School

Romsey Primary School

Secondary School

The Romsey School

Council Tax

Band D - Test Valley Borough Council

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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