



24 Magnolia Walk | £795,000
Romsey, Hampshire, SO51 0PY





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Summary

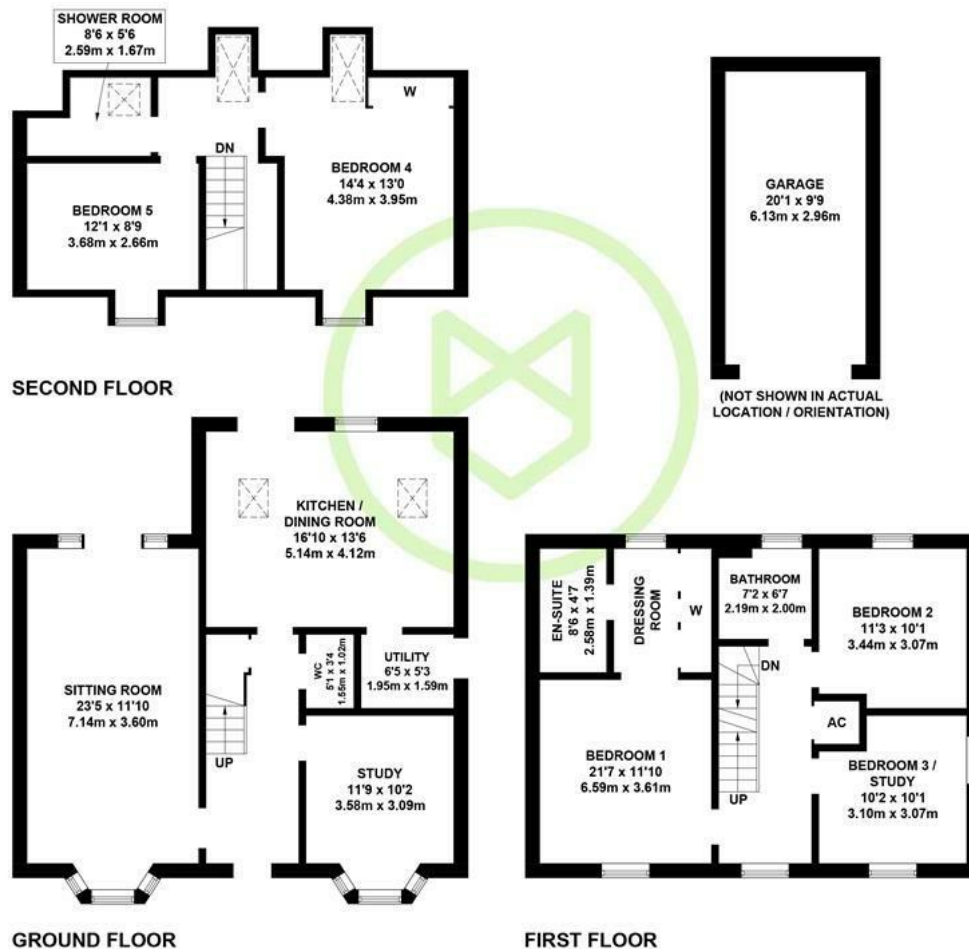
A beautifully presented home located within the exclusive Magnolia Walk development, offering light, spacious and flexible accommodation arranged over three floors. The home comprises five bedrooms, dressing area and en-suite to bedroom one, a family bathroom, further shower room, large sitting room, impressive kitchen/dining room, utility room, study and downstairs WC. Outside, the beautifully landscaped rear garden enjoys a pleasant westerly aspect and a great deal of privacy, with driveway parking and a detached garage.

Features

- Located within the exclusive Magnolia Walk development
- Light, spacious and flexible accommodation arranged over three floors
- Direct access to the Abbotswood Nature Reserve and excellent local amenities
- Five double bedrooms, dressing room and en-suite the principal bedroom
- Sitting room, study, kitchen/dining room and utility room
- Landscaped westerly facing rear garden offering a great deal of privacy
- Driveway parking and a detached garage

EPC Rating

Energy Efficiency Rating
Current C
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 789 SQ FT / 73.3 SQ M
FIRST FLOOR = 636 SQ FT / 59.1 SQ M
SECOND FLOOR = 447 SQ FT / 41.5 SQ M
GARAGE = 195 SQ FT / 18.1 SQ M
TOTAL = 2067 SQ FT / 192.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1343286)

24, Magnolia Walk,

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Ground Floor

The welcoming entrance hallway provides access to the first floor via the staircase, the downstairs WC, sitting room, kitchen/dining room and study. The downstairs WC is fitted with a white suite comprising WC and wash basin. The large sitting room spans the length of the home and enjoys a pleasant double aspect, with a bay window overlooking the attractive green spaces to the front of the property and double doors opening out to the rear garden. The generously sized study overlooks the front of the home, providing an ideal space for those wishing to work from home. Located at the rear of the home, the impressive kitchen/dining room is a wonderful space for both entertaining and family living, featuring a vaulted ceiling with skylights allowing an abundance of natural light to fill the room, and double doors opening out to the landscaped rear garden. The kitchen is fitted with a range of cupboards and drawers, with integrated appliances including an 'AEG' six-ring gas hob with extractor canopy over, 'AEG' double oven and 'Bosch' dishwasher. There is space for an 'American' style fridge/freezer and ample room for dining table and chairs. A door opens into the utility room, which benefits from fitted storage, space for a washing machine and tumble dryer, and houses the boiler. A side door provides convenient access to the driveway.

First Floor

The first floor landing provides access to three double bedrooms, the family bathroom and airing cupboard. Bedroom one is a generous double room overlooking the front of the home, benefiting from a dressing area with built-in wardrobes and a further window overlooking the rear garden. The en-suite shower room is fitted with a white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. Bedroom two is a good-sized double room enjoying views over the rear garden. Bedroom three is another double room, currently used as a second study. The family bathroom is fitted with a white suite comprising WC, wash basin, bath with shower attachment and heated towel rail.

Second Floor

The arrangement of accommodation on the second floor offers a wonderful degree of versatility, lending itself particularly well to use as a private suite for a family member or guest, with the opportunity to enjoy a generous bedroom, separate sitting room and shower room, all conveniently positioned together. The landing provides access to two further double bedrooms and a shower room, both bedrooms are double rooms. Bedroom four enjoys a pleasant double aspect and benefits from fitted wardrobes, bedroom five is another spacious double room, offering excellent flexibility and equally suited for use as a second sitting room, reading room or playroom. The shower room is fitted with a white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail.

Outside

The beautifully landscaped rear garden enjoys a pleasant westerly aspect and offers a great deal of privacy, with established trees beyond the rear boundary creating a particularly attractive setting. A patio adjoins the rear of the home, providing an ideal space to sit and enjoy the garden. A further stone-paved seating area with a pergola over offers a wonderful setting for outdoor dining and entertaining, whilst an additional stone-paved area provides space for seating. To the side of the home are raised stone borders with established hedging, and a pedestrian gate provides access to the driveway.

Parking

Driveway parking is provided alongside the home, leading to a detached garage with an up-and-over door, power and lighting.

Location

Magnolia Walk is an exclusive development constructed by David Wilson Homes in 2014, situated to the north-east of Romsey. This attractive and popular residential setting enjoys access to pleasant green spaces and a nearby nature reserve offering wonderful opportunities for walking and enjoying the outdoors. A local shop and a range of other excellent amenities are also conveniently located nearby.

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

Looking for forward purchase, may offer no forward chain

Tenure

Freehold

Age

2014

Heating

Gas central heating

Estate Charge

Approximately £250 per annum

Infant and Junior Schools

Cupernham Infant and Junior Schools

Secondary School

The Romsey School

Council Tax

Band F - 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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