



5 English Court | £340,000  
Winchester Road, Romsey, Hampshire, SO51 8AB





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## Summary

Originally built as a school in 1846 and thoughtfully converted around 1989, English Court is a charming semi-detached home tucked away in a peaceful position right in the heart of Romsey Town Centre. The accommodation includes a spacious double bedroom, a fully tiled shower room, a well-equipped kitchen and a versatile conservatory that enhances the living space. Outside, the property enjoys a secluded, low-maintenance garden along with allocated parking for one vehicle, with additional visitor bays available for convenience.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 521 SQ FT / 48.4 SQ M  
FIRST FLOOR = 368 SQ FT / 34.2 SQ M  
TOTAL = 889 SQ FT / 82.6 SQ M  
(EXCLUDING VOID)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1262300)

## Features

- Offered with no onward chain
- Conveniently positioned within Romsey Town centre
- One spacious double bedroom with vaulted ceiling
- Open plan sitting/dining area
- Enclosed and low maintenance garden
- Allocated parking for one vehicle. Further visitors bays available

## EPC Rating

Energy Efficiency Rating  
Current F  
Potential C

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## Ground Floor

Upon entry, an inner hall provides access to a useful storage cupboard before leading through to the main living space. The sitting/dining area is an inviting open-plan room, with provision for a wood burner to create a striking focal point. From here, you can access the kitchen and conservatory, with stairs rising to the first-floor landing. The kitchen is well appointed with a range of wall and base units providing ample storage, along with plumbing for a washing machine. Integrated appliances include a fridge, oven, hob and extractor fan above, creating a practical and neatly arranged cooking space. The conservatory is a generously sized room, currently used as a dining area, featuring a vaulted ceiling that adds height and character. Double doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces.

## First Floor

Stairs lead up to a light and welcoming first-floor landing, an adaptable space currently arranged as a comfortable home office. From here, you have access to the bedroom, shower room and airing cupboard. The bedroom is a particularly generous double, enhanced by its vaulted ceiling which give a lovely sense of space, and thoughtfully fitted with built-in wardrobes for excellent storage. The shower room is beautifully finished with smart floor-to-ceiling tiling and features a large walk-in shower, WC and wash basin, creating a stylish and relaxing space.

## Outside

The garden is fully enclosed with a mix of timber fencing and a retaining brick wall, offering both security and an attractive backdrop. Designed for low maintenance, it is laid entirely to patio, providing plenty of space for outdoor seating, dining and entertaining. The area feels wonderfully private, and a useful pedestrian gate offers convenient access to the front of the property.

## Parking

Allocated parking for one vehicle then four visitor bays

## Location

Romsey, a delightful old market town has retained much of its original character and provides an excellent range of amenities for everyday needs. Facilities include a range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services. The M27 can be accessed at junction 3, about 3 ½ miles distant. The major centres of Salisbury, Southampton, Winchester and Portsmouth are all easily accessed

## 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.

## Tenure

Freehold

## Heating

Electric

## Sellers Position

No onward chain

## Council Tax

Test Valley - Band D

## 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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