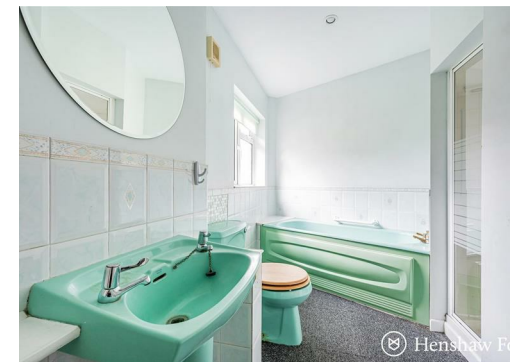




Ifanwen | £565,000

Sandy Lane, Romsey, Hampshire, SO51 0PD



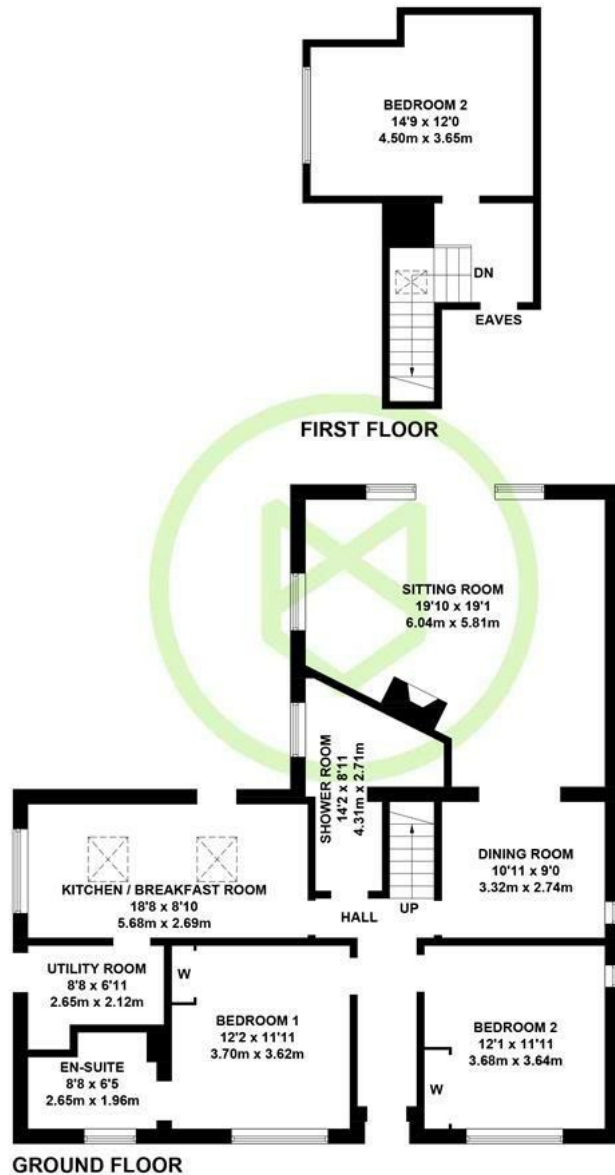


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01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk





APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1214 SQ FT / 112.8 SQ M  
 FIRST FLOOR = 250 SQ FT / 23.2 SQ M  
 TOTAL = 1464 SQ FT / 136.0 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1287440)

## Summary

A detached chalet-style home offering generous accommodation with excellent potential for modernisation and future expansion, subject to the necessary planning permissions. The property features three double bedrooms, an en-suite shower room, a four-piece family bathroom, a spacious sitting room, dining room, and a modern kitchen/breakfast room with a vaulted ceiling, along with a separate utility room. Outside, there are pleasant gardens and driveway parking. The property is offered for sale with no forward chain.

## Features

- Offered for sale with no forward chain
- Potential for modernisation and expansion (S.T.P.P)
- Three double bedroom, en-suite shower room and four piece family bathroom
- Large sitting room, dining room and kitchen/breakfast room
- Pleasant gardens to the front, and southerly facing side and rear gardens
- Driveway parking for several vehicles and potential to add double car barn/garage

## EPC Rating

Energy Efficiency Rating  
 Current E  
 Potential C

# Ifanwen

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## Accommodation

The front door opens into a welcoming entrance hallway, giving access to the principal ground-floor rooms. Bedroom one is a generous double, complete with fitted wardrobes, views over the front garden, and an en-suite fitted with a WC, wash basin and double shower cubicle. Bedroom two is also a spacious double room, featuring fitted wardrobes and views to the front. The dining room offers ample space for a dining suite and opens into the sitting room, which enjoys a double aspect, an attractive feature fireplace, and doors opening directly to the gardens. The modern kitchen/breakfast room is fitted with a range of cupboards and drawers, with integrated appliances including a chest-level oven and a hob with extractor canopy above. There is space for further appliances. A door leads through to the utility room, which in turn provides external access to the side of the property. The family bathroom features a four-piece suite comprising a WC, wash basin, bath and enclosed shower cubicle. Stairs rise to the second-floor landing, which offers access to eaves storage and bedroom three, a generous double room.

## Outside

The gardens extend along the rear and side of the property and are predominantly laid to lawn, with two paved terraces adjoining the back of the house, ideal for outdoor seating or dining. The front garden is also laid to lawn and features established hedging and trees, with a pathway leading to the front door.

## Parking

Driveway parking is available for several vehicles, with potential to add covered parking or vehicle storage, subject to the necessary planning consents.

## Location

Sandy Lane is approximately 1.8 miles from Romsey town centre. Near to the home are local shops on Abbotswood, the well renowned 'Brazen Butchers', 'The Kitchen Cafe' and public houses such as 'The Duke on the Test' and 'The Dog & Crook'.

## Tenure

Freehold

## Sellers Position

No onward chain

## 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.

## Heating

Oil

## Drainage

Mains

## 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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