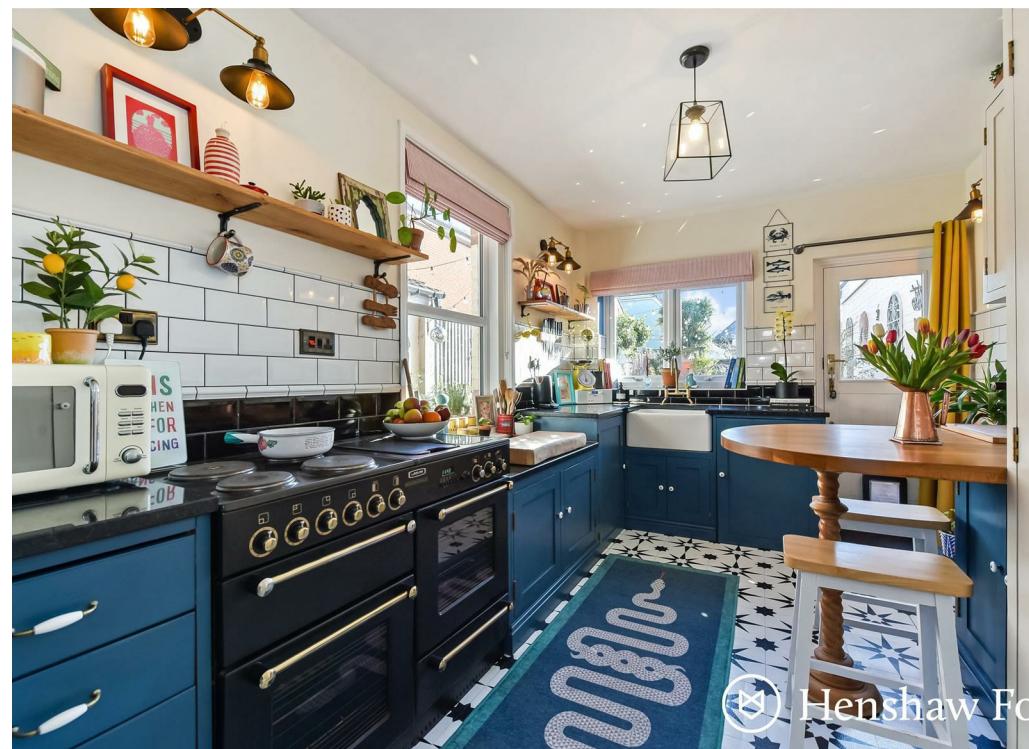




41 Winchester Road | £415,000  
Romsey, Hampshire, SO51 8AB



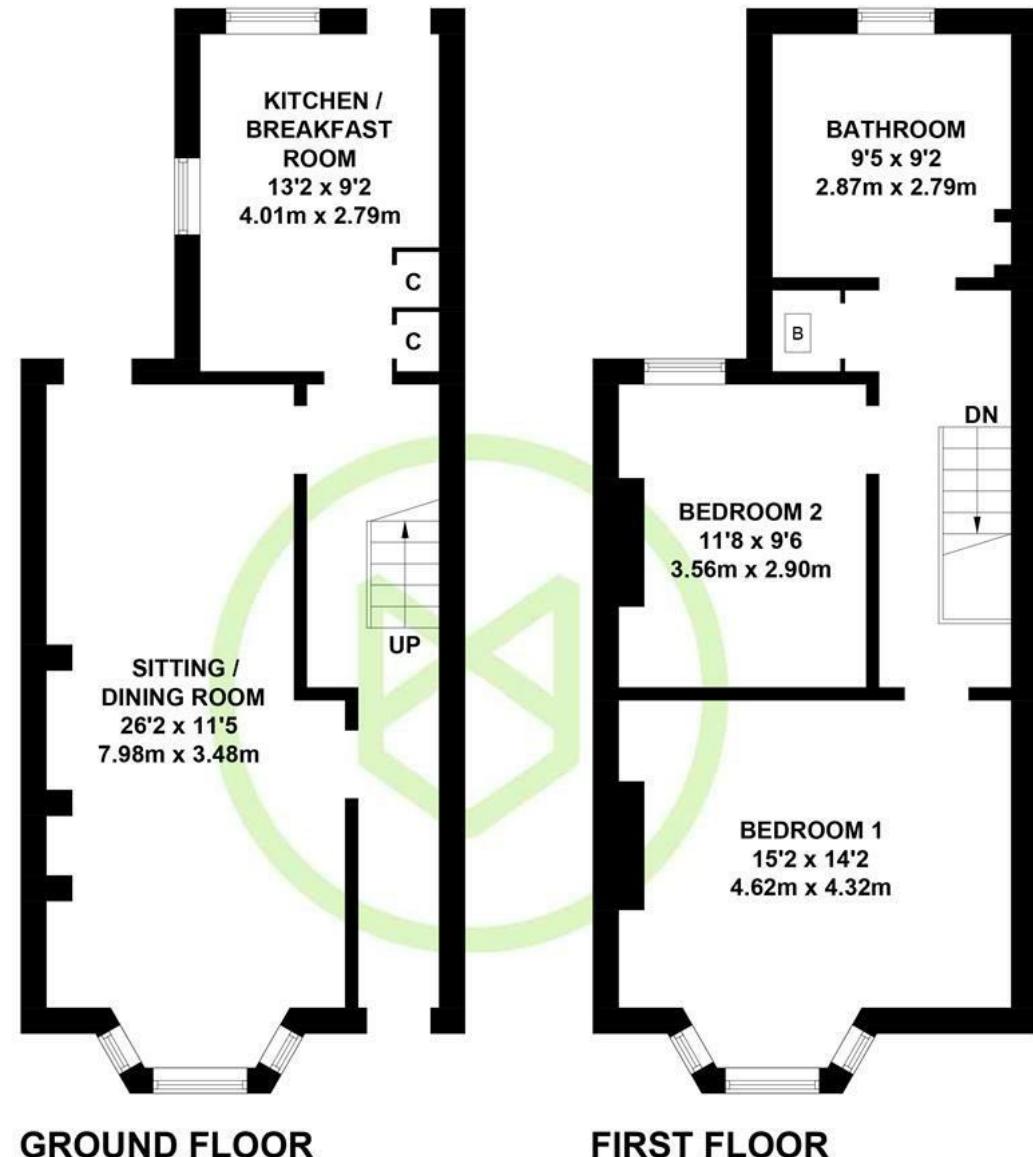
 Henshaw Fox



41 Winchester Road  
Romsey, Hampshire, SO51 8AB

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





## Summary

This charming mid-terrace Victorian home is ideally situated in the very heart of Romsey town centre and offers generously proportioned accommodation throughout. Rich in original period features and presented to an impeccable standard, the property blends timeless character with modern comfort. The accommodation comprises two well-sized double bedrooms, a stylish four-piece family bathroom, an inviting open-plan sitting and dining area with double doors opening onto the garden and a well-appointed kitchen. Externally, the home benefits from a secluded, south-facing rear garden, providing a peaceful and private outdoor retreat.

## Features

- Positioned within Romsey Town centre
- Two double bedrooms
- Large family bathroom
- Dual aspect sitting/dining area with access directly to the rear garden
- Rented parking space opposite
- Well enclosed South facing rear garden

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential B

# 41, Winchester Road, Romsey, Hampshire, SO51 8AB

## Ground Floor

Upon entering the home, you are welcomed by a spacious and inviting hallway, with stairs rising to the first floor. The ground floor enjoys a generously proportioned dual-aspect lounge/dining room, featuring an attractive bay window to the front and beautiful oak flooring throughout. A characterful feature fireplace with inset multi-fuel burner forms a warm and cosy focal point, while patio doors open seamlessly onto the delightful rear garden, creating an ideal space for both entertaining and everyday living. To the rear of the property is a bespoke kitchen, thoughtfully designed and well-appointed with a 'Rangemaster' double oven and hob, traditional butler sink and an oak stable door providing direct access to the garden and outdoor social space.

## First Floor

The first-floor landing offers access to both bedrooms, the family bathroom, and a useful airing cupboard. The principal bedroom is a beautifully proportioned double, enhanced by a striking bay window that bathes the room in natural light and adds to its characterful appeal. Bedroom two is also a generous double, featuring an attractive fireplace and a window overlooking the peaceful rear garden. The family bathroom is particularly impressive, finished with elegant floor-to-ceiling tiling and comprising a large shower enclosure, separate bath, WC, wash basin, and heated towel rail. A large sash window overlooks the rear garden, filling the space with light and further enhancing the room's charm and comfort. There is scope to extend into the loft to create further accommodation (subject to relevant planning guidelines).

## Outside

The rear garden features an adjoining block-paved seating area, providing an ideal space for outdoor dining and entertaining. The remainder of the garden is thoughtfully designed for low maintenance, predominantly laid with shingle and bordered by a selection of mature shrubs that frame the boundaries beautifully. A useful pedestrian gate offers convenient access, and the garden further benefits from a pleasant south-facing aspect, ensuring plenty of natural light throughout the day.

## Parking

Rented parking space opposite

## Location

The delightful market town of Romsey offers an excellent range of amenities, including a Waitrose, a variety of independent shops, a library, cafés, restaurants, bars, doctors' surgeries, and dental practices. The town is also well known for its picturesque walks and the historic Romsey Abbey, adding to its enduring appeal. Regular bus services to Winchester, Eastleigh, and Southampton are conveniently available from a stop located just opposite the property. For those commuting further afield, the M27 is easily accessed at Junctions 2 and 3, providing excellent links to Southampton, Salisbury, and Winchester, as well as onward connections to the M3 and London.

## 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

## Sellers Position

Buying on

## Heating

Gas

## Council Tax

Test Valley - Band C

## 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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