







Yew Tree Cottage Crampmoor Lane | £750,000

Romsey, Hampshire, SO51 9AJ

Henshaw Fox









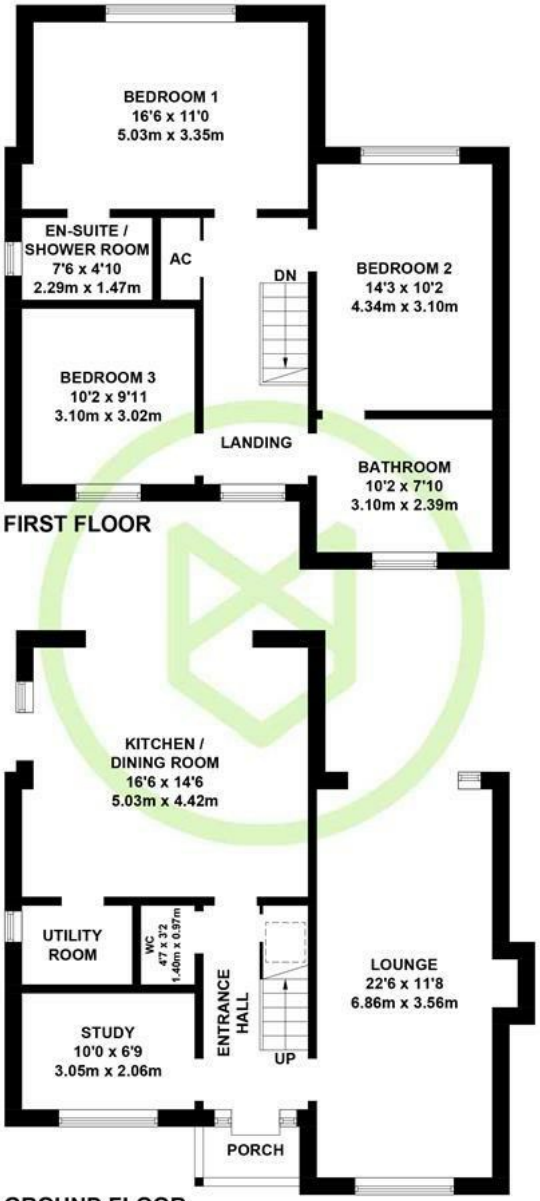




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Romsey, Hampshire, SO51 9AJ

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 690 SQ FT / 64.1 SQ M
FIRST FLOOR = 675 SQ FT / 62.7 SQ M
TOTAL = 1365 SQ FT / 126.8 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1231719)

Summary

A stunning and individual detached residence, built in 2020 by a reputable local developer, and tucked away on a quiet road in the sought-after semi-rural location of Crampmoor. This beautifully presented home offers a thoughtfully designed layout, combining contemporary style with practical family living. The accommodation comprises three generous double bedrooms, including a luxurious principal suite with en-suite, a stylish family bathroom, a spacious dual-aspect sitting room, dedicated study, downstairs cloakroom, and a superb open plan kitchen/dining area with separate utility. Outside, the property benefits from a private and secluded rear garden backing onto open green space, along with driveway parking for three vehicles.

Features

- An immaculate detached home
- Open plan kitchen/dining area with bi-folding doors opening to the rear garden
- Three double bedrooms, en-suite and Jack and Jill bathroom
- Spacious sitting room with log burner
- Views across green space to the rear of the home
- Driveway parking for three vehicles
- Positioned with a quiet and semi-rural location

EPC Rating

Energy Efficiency Rating
Current B
Potential B

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Ground Floor
A covered porch opens into a spacious and welcoming entrance hall, providing access to the sitting room, study, cloakroom, and the impressive open-plan kitchen/dining room to the rear, with stairs rising to the first-floor landing. The sitting room is a generously proportioned and beautifully light space, featuring a window to the front, double doors opening onto the rear garden, and a charming log burner with brick surround, creating a striking focal point and a cosy ambience. A separate study offers a versatile space, ideal for home working, a playroom or reading area. Positioned at the rear of the property, the open-plan kitchen/dining room is a superb social and family hub. Thoughtfully designed for both everyday living and entertaining, it features a central island with an integrated hob and extractor above, along with high-quality appliances including a dishwasher, fridge/freezer, wine cooler, and built-in oven/microwave. A comprehensive range of wall and base units provides ample storage, with plenty of room for a dining table and chairs. Bi-fold doors open directly onto the rear garden, effortlessly connecting the inside and outside spaces. A practical utility room offers further storage and houses plumbing for a washing machine. The entire ground floor enjoys the benefit of under floor heating.

First Floor
The expansive first-floor landing seamlessly connects all three generously proportioned double bedrooms, the luxurious family bathroom, and a convenient airing cupboard. The principal suite is a spacious and serene retreat, boasting uninterrupted views across open fields to the rear. This elegant bedroom features a stylish en-suite, beautifully finished with floor-to-ceiling tiling, a sleek walk-in shower, contemporary WC, modern wash basin, and a heated towel rail for added comfort. Bedroom two is another large double, offering flexible accommodation with access to a sophisticated Jack and Jill bathroom. This stunning space is designed to impress, complete with full-height tiles, a freestanding bath, walk-in shower, WC, wash basin, and a heated towel rail. Bedroom three, also a comfortable double, enjoys a pleasant outlook to the front of the property, making it a bright and inviting space.

Outside
To the rear of the property, a generous patio area adjoins the house, ideal for al fresco dining and outdoor entertaining. A retaining brick wall with steps leads up to the main garden, which is predominantly laid to lawn and framed by well-stocked borders filled with mature shrubs, offering year-round interest and colour. The garden enjoys a wonderful sense of privacy, backing onto open green space that provides a tranquil and secluded setting rarely found in such a location. A convenient pedestrian gate offers easy access to the front of the property, combining practicality with thoughtful design.

Parking
Block paved driveway for three vehicles

Location
Crampmoor Lane is a secluded position located just off of the Straight Mile, on the edge of Romsey. An idyllic and highly desirable location offering a semi-rural feel. It is approximately 2 miles from the town centre and train station, while there is a bus stop at the end of the road, providing easy access into the town's various general amenities.

Tenure
Freehold

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

Heating
Gas

Council Tax
Test Valley - Band F

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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