



6 Tarver Close | £475,000
Romsey, Hampshire, SO51 0BH

 Henshaw Fox



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Summary

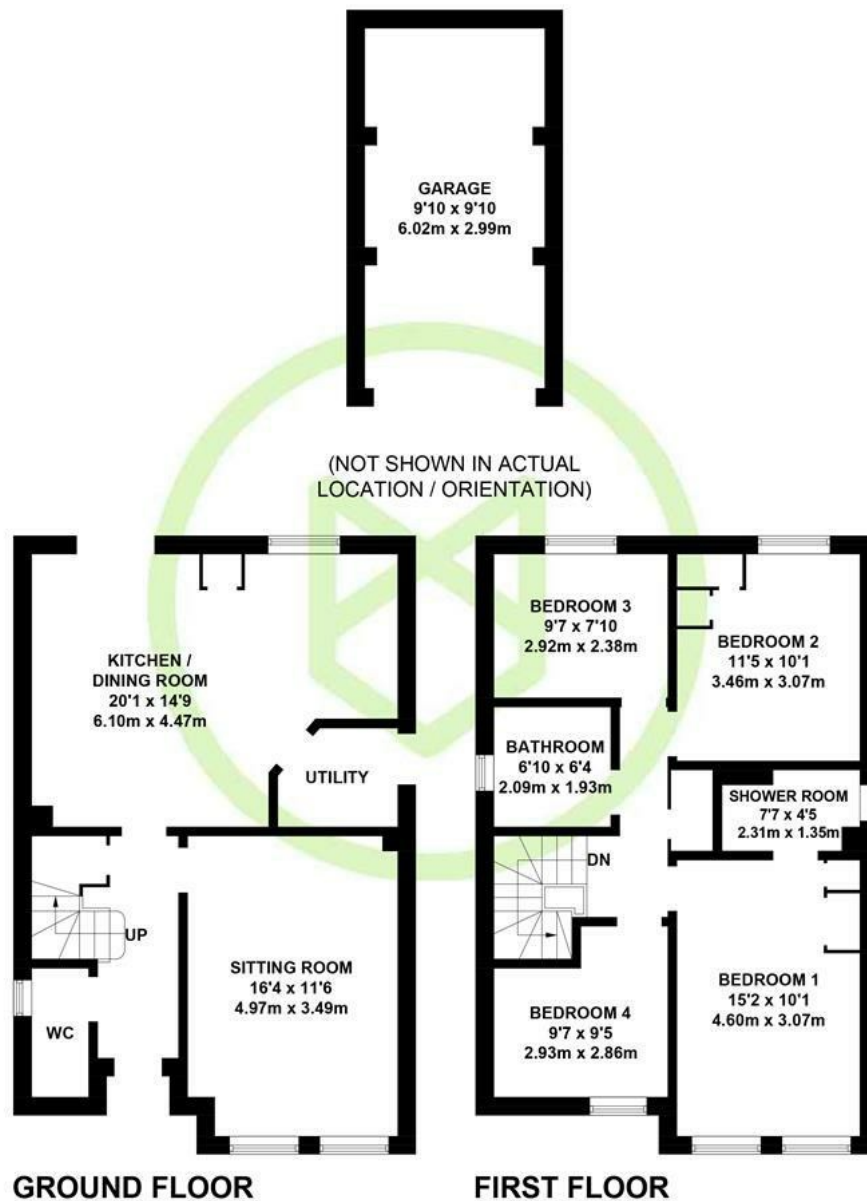
An immaculately presented detached home, peacefully situated within a quiet close on the highly sought-after Abbotswood development in Romsey. This beautifully maintained property offers four well-proportioned bedrooms, including a modern en-suite shower room, a stylish family bathroom, and a thoughtfully designed layout ideal for family living. The heart of the home is the spacious open-plan kitchen and dining area, complemented by a separate utility room, a welcoming sitting room, and a convenient downstairs cloakroom. Outside, the property boasts a private, westerly-facing rear garden, garage and driveway providing ample off-road parking.

Features

- Immaculate detached house
- Four bedrooms
- En-suite, family bathroom and downstairs cloakroom
- Open plan kitchen/dining area and separate utility room
- Westerly facing rear garden
- Garage and driveway parking
- Positioned near to Abbotswood Nature Reserve and excellent local amenities

EPC Rating

Energy Efficiency Rating
Current C
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 604 SQ FT / 56.1 SQ M
FIRST FLOOR = 616 SQ FT / 57.2 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 1414 SQ FT / 131.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1244653)

6, Tarver Close, Romsey, Hampshire, SO51 0BH

Ground Floor

Upon entering the property, you are welcomed by a spacious and well-presented entrance hall, offering access to the sitting room, cloakroom, kitchen/dining room, and stairs rising to the first floor. A useful under-stairs storage cupboard provides additional practicality. The sitting room is a bright and generously sized reception space, enjoying an abundance of natural light through dual front-facing windows. Positioned to the rear of the home, the open plan kitchen/dining room is the heart of the property, featuring a comprehensive range of modern wall and base units, complemented by integrated appliances including a double oven, hob with extractor fan above, fridge/freezer, and dishwasher. There is ample space for a dining table and chairs, with double doors opening directly onto the rear garden, creating a perfect indoor-outdoor flow. A separate utility room offers further practicality, with plumbing for a washing machine, space for a tumble dryer and a convenient side door leading to the driveway. The cloakroom completes the ground floor, fitted with a WC and wash basin.

First Floor

The first floor landing provides access to four well-proportioned bedrooms, the family bathroom and an airing cupboard. The principal bedroom is a generously sized double, enjoying excellent natural light from dual aspect windows. It benefits from a built-in wardrobe and a stylish en-suite shower room featuring a shower enclosure, WC, wash basin, and a heated towel rail. Bedroom two is also a comfortable double, complete with built-in wardrobe storage, ideal for growing families or guests. Bedrooms three and four are well-sized single rooms, each offering flexibility to serve as children's bedrooms, guest accommodation, or practical home offices. The family bathroom is finished to a high standard, with elegant floor-to-ceiling tiling and a white suite comprising a bath with shower over, WC, wash basin and a heated towel rail for added comfort.

Outside

The rear garden is a lovely extension of the living space, featuring an adjoining patio area. Beyond the patio, the garden is mainly laid to lawn and bordered by a selection of mature shrubs, offering both colour and privacy throughout the seasons. A useful gate provides direct access to the driveway, adding convenience for everyday use. The garden also benefits from a desirable west-facing aspect, making the most of the afternoon and evening sun

Parking

Driveway parking leading to garage

Location

Tarver Close is located in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of residents, this pleasant and very popular area includes park areas, a nature reserve and as the development has grown, sports areas, a Co-op and other essential amenities have more recently been added including a fish & chip shop, Indian takeaway and a salon.

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

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

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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