



166 Botley Road | £495,000
Romsey, Hampshire, SO51 5SW





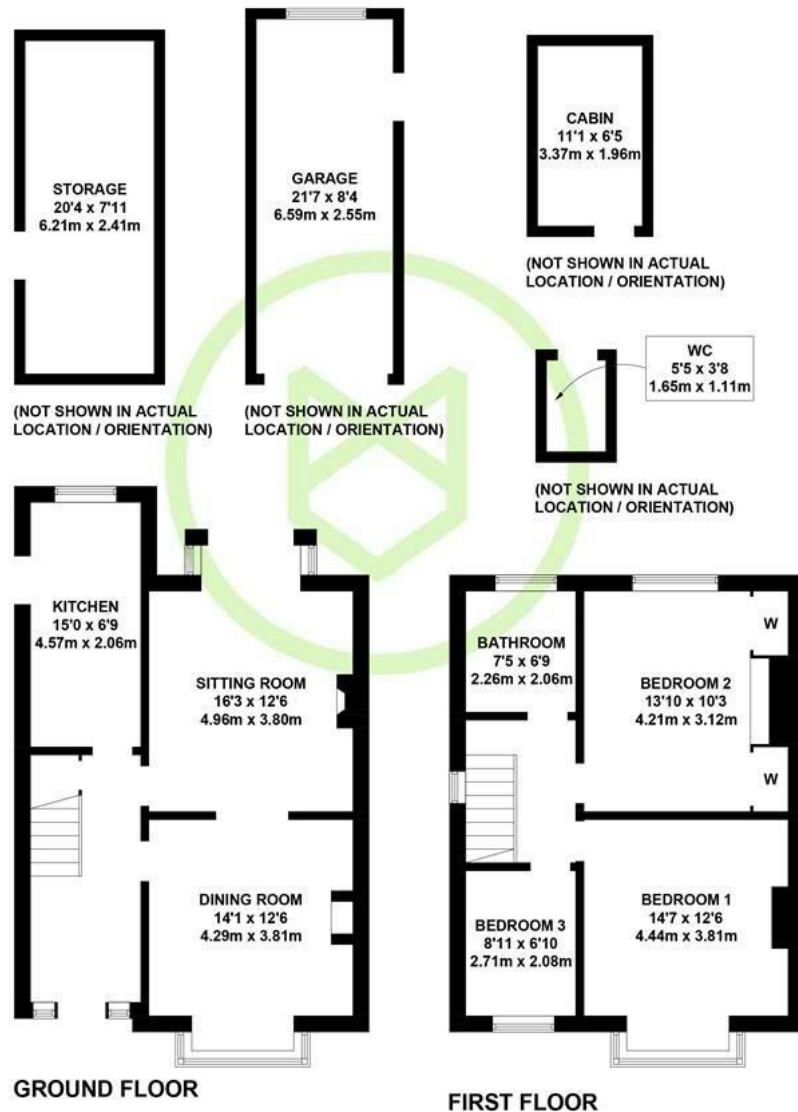
166 Botley Road
Romsey, Hampshire, SO51 5SW

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Summary

A characterful semi-detached home in a highly sought-after position, ideally located within easy reach of both Halterworth Primary School and The Mountbatten School, and boasting an impressive 150ft rear garden. The accommodation offers well-balanced living space, comprising a welcoming sitting room, separate dining room, and kitchen to the rear. Upstairs, there are three bedrooms alongside a family bathroom. Externally there is driveway parking for multiple vehicles. The substantial rear garden provides a fantastic outdoor space and includes a range of outbuildings, such as a garage, shepherd's hut, additional storage, and an outside WC.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 570 SQ FT / 53.0 SQ M
FIRST FLOOR = 523 SQ FT / 48.6 SQ M
OUTBUILDINGS = 432 SQ FT / 40.1 SQ M
TOTAL = 1525 SQ FT / 141.7 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1306023)

Features

- Characterful semi detached home
- In need of some modernisation and with potential to extend (STPP)
- Rear garden measuring approximately 150ft
- Outbuildings include garage, shepherds hut and storage unit
- Three bedrooms and a bathroom
- Sitting room, dining room and kitchen
- Driveway parking
- Catchment for Halterworth Primary School and The Mountbatten School

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Accommodation

The entrance hallway provides access to all ground floor accommodation, as well as a useful understairs storage cupboard. The dining room is positioned to the front of the property and features a bay window, creating a bright and inviting space. Double doors lead through to the sitting room, where a gas fireplace serves as a focal point, and further doors open out on to the rear garden. The kitchen is fitted with a range of cupboards and drawers, with space provided for a variety of appliances, and benefits from a door giving access to the side of the property. To the first floor, the landing leads to three bedrooms and the family bathroom. Bedrooms one and two are both generously sized doubles, with bedroom two further benefiting from fitted wardrobes. Bedroom three is a single room, ideally suited for use as a home office or nursery. The family bathroom is fitted with a bath, WC and wash hand basin.

Outside

A particular feature of the home is the impressive rear garden, extending to approximately 150ft in length. Immediately adjoining the rear of the property is a paved terrace, ideal for outdoor seating and entertaining, which leads to a substantial area laid to lawn, bordered by established hedging and mature trees, providing a good degree of privacy. The garden further benefits from a range of outbuildings, including a detached garage, shepherd's hut, and a store room, while a smaller outbuilding houses an outside WC.

Parking

There is driveway parking for several vehicles at the front of the home.

Location

166 Botley Road is approximately 1.5 miles from the town centre and Romsey railway station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Also within the district there is the public house, a handy convenience store and large park with play area.

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

Looking for forward purchase

Tenure

Freehold

Heating

Gas central heating

Primary School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Band D - Test Valley Borough Council

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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