



The Laurels | £895,000
Bow Lane, Romsey, Hampshire, SO51 7NA





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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1106 SQ FT / 102.8 SQ M
 FIRST FLOOR = 901 SQ FT / 83.7 SQ M
 GARAGE = 291 SQ FT / 27.0 SQ M
 TOTAL = 2298 SQ FT / 213.5 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1264782)

Summary

This attractive detached family residence is discreetly positioned on Bow Lane, just off Winchester Hill set on a generous and private plot approaching a quarter of an acre with far reaching views over Romsey. The accommodation has been tastefully extended and upgraded by the current owners offering four spacious double bedrooms with a luxury ensuite to the principal room as well as a stylish family bathroom. The extended and luxury kitchen breakfast room is fitted with a range of quality integrated appliances, central island and a separate utility room. The spacious dual aspect sitting and dining room are complemented by a study and ground floor cloakroom off the welcoming entrance hall. Ample off road parking is available on the driveway extending to the detached garage with the enclosed garden and raised patio area perfect for entertaining or a child friendly play area.

Features

- An impressive detached family home
- Tastefully extended and upgraded by the current owners
- Four generous double bedrooms including a bespoke dressing room
- Luxury ensuite shower room to bedroom one and stylish family bathroom
- Dual aspect sitting and dining room with log burning stove and study
- Open plan and extended kitchen breakfast room plus utility
- Luxury kitchen fitted with an extensive range of integrated appliances and central island
- Discreetly position on a generous plot approaching a quarter of an acre
- Ample off road parking on the driveway with large detached garage and EV charging point
- Well regarded local schooling for all ages

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

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Ground Floor

An attractive entrance and composite front door open into the impressive entrance hall with a central turning staircase ascending to the galleried landing. The substantial and open plan sitting and dining room enjoy a dual aspect with a bay window to the dining area and sliding patio doors from the sitting room to the raised patio. A recessed log burning stove sits on a stone hearth as a focal point to this lovely room, fitted with feature panelled walls. The extended kitchen breakfast room offers an extensive range of shaker style of wall and base units with contrasting oak block worksurfaces and central island set on a Travertine tiled floor and under floor heating. An extensive range of integrated appliances includes two single ovens, five burner gas hob, microwave, full length fridge, freezer, dishwasher and wine cooler. Ample space is available for family dining in the vaulted and extended breakfast area with two sets of French doors out to the rear garden. The adjoining utility room provides additional storage space and plumbing for a washing machine with access to the garden. A large study is accessed from the hallway with a useful cloakroom adjacent.

First Floor

The galleried landing serves the four double bedrooms with the fourth bedroom fitted out as a luxury dressing room with an extensive range of bespoke wardrobes, shelving and dressers. The principal room is a generous double room enjoying views over Romsey and boasts built in wardrobes and a stylish en-suite shower room. A large walk in shower with dual heads and storage recess is complemented by a vanity unit with twin wash basins, wc and heated towel rail. Bedrooms two and three boast extensive storage solutions as well as the airing cupboard on the landing housing the immersion tank. A hatch provides access to the part boarded loft space via a pull down ladder. The stylish family bathroom comprises a roll top free standing bath, separate shower cubicle, wash basin, wc and Victorian heated towel rail.

Parking

The gated entrance provides ample parking for several vehicles on the driveway, extending along the side of the property to the large detached garage (18'11" x 15'6") with remote roller door. The garage is fitted with power, light and an Electric Car Charging point with useful storage space in the boarded loft area.

Outside

The private and enclosed rear garden features a spacious raised patio seating area which spans the rear of the property, perfect for al fresco dining or simply relaxing and enjoying the far reaching views. A well tended lawn meets the rear boundary with a fenced compost and storage area to the rear of the garage, complete with a timber garden shed.

Location

Bow lane is discreetly positioned whilst enjoying an elevated position with views over to the Abbey and is just a short stroll into Romsey town centre. The market town of Romsey has an array of amenities to offer such as Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property. The M27 can be accessed at junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Cupernham Infants & Junior School

Secondary School

The Romsey Academy

Council Tax

Band G - Test Valley Borough Council

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.

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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