



33 Richmond Lane | £725,000  
Romsey, Hampshire, SO51 7LB







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# Summary

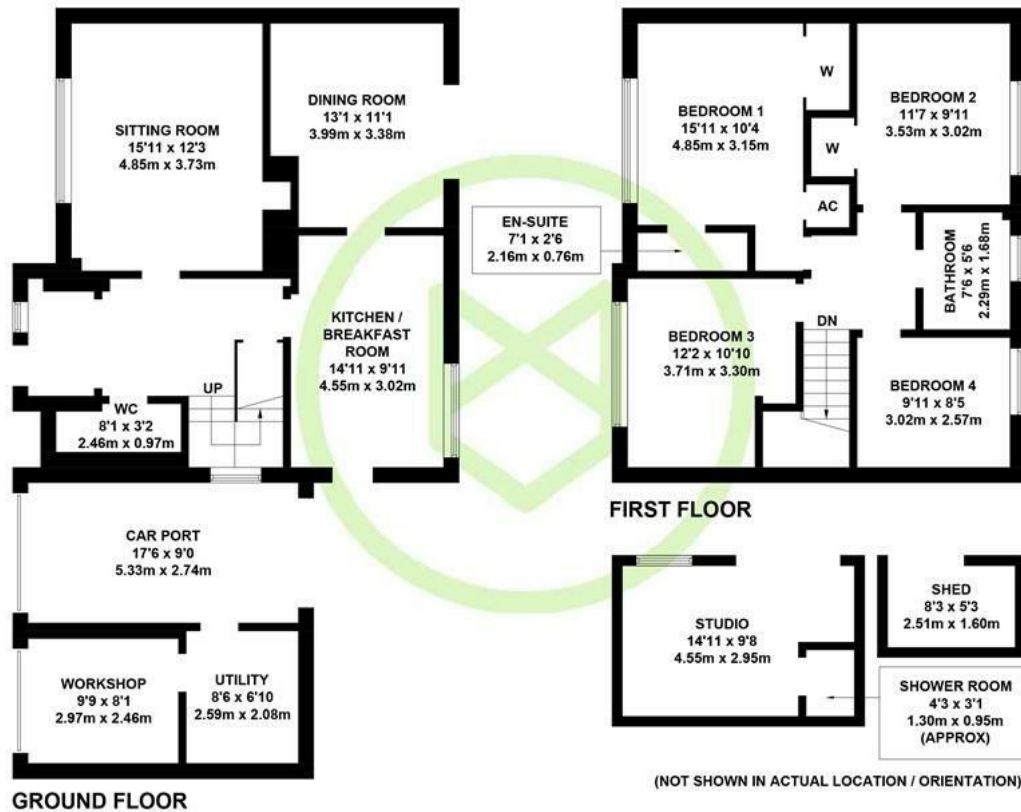
An immaculately presented detached family residence, enviably situated on the highly sought-after Richmond Lane in Romsey. This exceptional home offers well-balanced and thoughtfully arranged accommodation throughout, comprising four generously proportioned bedrooms, including a principal bedroom with en-suite shower room, in addition to a stylish family bathroom. The ground floor provides an excellent flow of living space, featuring a spacious and inviting sitting room, a contemporary kitchen/breakfast room fitted with quality appliances, and a separate dining area ideal for both everyday family life and entertaining. Externally, the home has a beautifully landscaped rear garden designed for both relaxation and social occasions, complete with a versatile studio offering a range of potential uses. Further benefits include a converted garage now providing a covered car port with electric vehicle charging point, as well as a utility area and workshop. To the front, there is ample driveway parking accessed via double gates.

## Features

- Immaculately presented detached family home in a highly sought-after location on Richmond Lane
- Four well-proportioned bedrooms, including a principal suite with en-suite shower room
- Spacious and light-filled sitting room with potential for wood-burning stove
- Contemporary kitchen/breakfast room with high-quality integrated appliances and breakfast bar
- Beautifully landscaped, tiered rear garden with patio areas, pergola, and large lawn
- Versatile studio with power, lighting, and shower room
- EV charging, utility/workshop, ample driveway parking and the added benefit of solar panels

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 709 SQ FT / 65.9 SQ M  
FIRST FLOOR = 691 SQ FT / 64.2 SQ M  
OUTBUILDINGS = 330 SQ FT / 30.7 SQ M  
TOTAL = 1730 SQ FT / 160.8 SQ M  
(EXCLUDING CAR PORT)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1288370)



# 33, Richmond Lane, Romsey, Hampshire, SO51 7LB

## Ground Floor

Upon entering the property, you are welcomed by a generously sized entrance porch, which in turn leads through sliding doors into an impressive and spacious inner hallway. This central hall provides access to the principal ground floor accommodation, including the sitting room, kitchen/breakfast room and a convenient shower room. Stairs rise from the hall to the first-floor landing. The sitting room is attractively positioned at the front of the home, enjoying an abundance of natural light from a large window. It also benefits from a stainless steel flue liner and cowl, making it perfectly suited for the installation of a wood-burning stove. To the rear of the property, the contemporary kitchen/breakfast room is thoughtfully designed and well-appointed, featuring a range of base storage units, space for a fridge/freezer, and plumbing for a dishwasher. A stylish breakfast bar provides an informal dining space, while integrated appliances include a high-quality 'Miele' oven, 'Miele' induction hob, and a 'Quooker' hot tap and side pedestrian door. Adjoining the kitchen, the dining area is a wonderfully bright and airy space, enhanced by double doors that open directly onto the rear garden.

## First Floor

The first-floor landing provides access to all four bedrooms and the family bathroom. The principal bedroom is a particularly generous double, benefitting from a built-in wardrobe, an airing cupboard, and a private en-suite shower room. Bedroom two is also a spacious double and features a built-in wardrobe, offering excellent storage. Bedroom three is another well-proportioned double room, ideal for family members or guests. Bedroom four is a good-sized single room, perfectly suited as a child's bedroom, home office, or study, depending on your needs. The family bathroom is fitted with a contemporary suite comprising a bath with shower over, low-level WC, and wash hand basin, providing both style and functionality.

## Outside

The rear garden has been thoughtfully landscaped to create a superb, multi-functional outdoor space, ideal for both relaxation and entertaining. Immediately adjoining the rear of the property is a generous patio area, offering ample room for outdoor seating and al fresco dining. The garden is attractively arranged over three tiers, providing a wonderful sense of depth and interest. The second tier features a further patio area, perfectly suited for barbecuing and social gatherings, complete with a pergola, alongside a section of lawn. The lower tier opens out to a substantial lawned area, creating an ideal space for families or keen gardeners. Positioned within this lower level is a highly versatile studio, thoughtfully equipped with insulation, power, lighting, and its own shower room. This flexible space lends itself to a variety of uses, such as a home office, gym, or guest accommodation. In addition, the former double garage has been cleverly adapted to provide a covered car port with an electric vehicle charging point, along with a useful utility area/workshop, enhancing the overall practicality of this impressive home.

## Parking

Block paved driveway to the front accessed via double gates

## Location

Richmond Lane is located within walking distance into Romsey town centre and an even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury, nearby bus stops provide links to Romsey and Winchester. Beautiful walks can be found in the nearby Fishlake Meadows, and further recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

## 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.

## Heating

Gas

## Infant and Junior School

Cupernham Infant and Junior School

## Secondary School

The Romsey School

## 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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