



22 New Road | £475,000
Romsey, Hampshire, SO51 7LN





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Summary

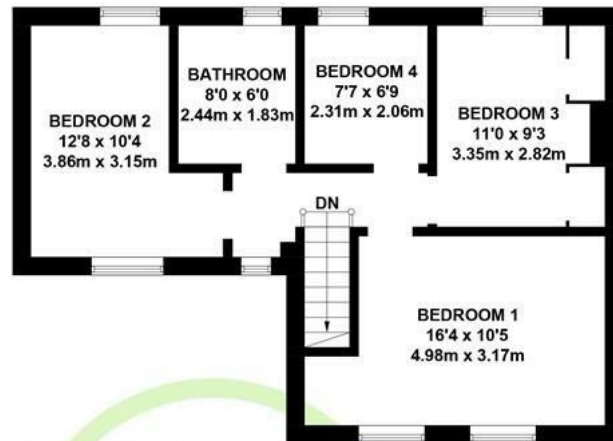
A well-presented semi-detached home, ideally situated in the peaceful location of New Road and within a level, pleasant walk to Romsey town centre via the scenic canal path. The spacious accommodation comprises four bedrooms, a modern family bathroom, a light-and-airy open plan sitting/dining area, a well-appointed kitchen, and a convenient cloakroom/utility room. Outside, the home boasts a private, fully enclosed rear garden featuring an adjoining patio, a neat lawn, and attractive borders flanked by mature shrubs and hedging. To the front and side, off-road driveway parking leads to a useful covered carport.

Features

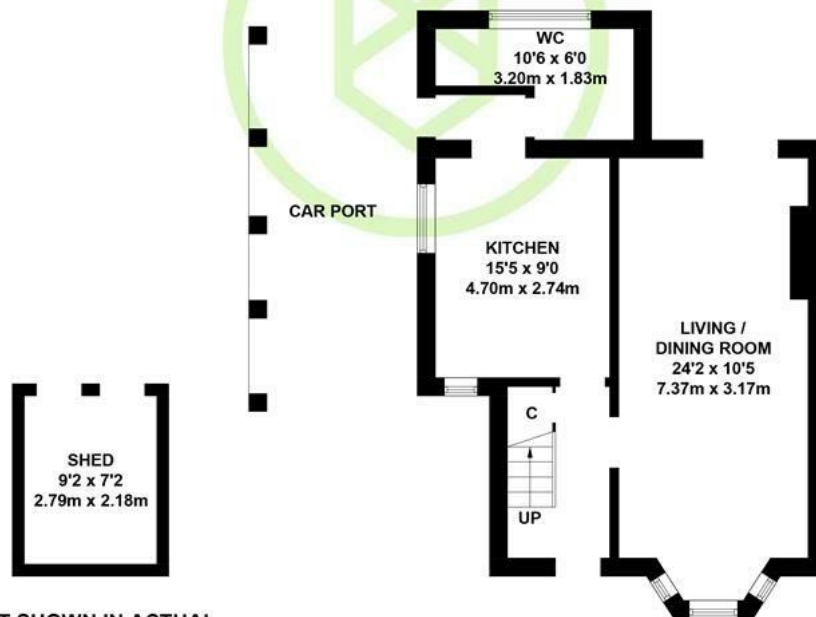
- Four bedroom semi-detached house
- Conveniently positioned within a flat walk of Romsey Town centre via the canal path
- Ample driveway parking leading to car port
- Enclosed rear garden
- Open plan sitting/dining area
- Family bathroom and downstairs WC

EPC Rating

Energy Efficiency Rating
Current D
Potential C



FIRST FLOOR



GROUND FLOOR

(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 492 SQ FT / 45.7 SQ M
FIRST FLOOR = 547 SQ FT / 50.8 SQ M
SHED = 67 SQ FT / 6.2 SQ M
TOTAL = 1106 SQ FT / 102.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1322475)

22, New Road, Romsey, Hampshire, SO51 7LN

Ground Floor

Upon entering the property, an inviting entrance hallway provides space for shoes and coats, with stairs rising to the first floor and access to the primary living spaces. The heart of the home is the open-plan sitting and dining room, offering a dual-aspect and light-filled reception area with plenty of space for relaxed family seating and a formal dining setup. Located separately, the kitchen is fitted with a range of wall and base units, worktop surfaces, and space for freestanding appliances. Positioned conveniently to the rear off the kitchen is a useful ground floor cloakroom/utility fitted with a low-level WC, wash hand basin and plumbing for washing machine, as well as access out to the rear garden.

First Floor

The first-floor landing leads to all four bedrooms and the main family bathroom. The principal bedroom is an impressively proportioned double room, featuring dual windows that flood the space with natural light. Bedrooms two and three are also well-balanced, comfortable double bedrooms. Bedroom four offers versatile space, perfect as an ample single bedroom or a dedicated home study. Serving the home is a well-appointed family bathroom, complete with a bath, separate shower cubicle, WC, and hand wash basin.

Outside

A large patio adjoins the rear of the property, offering an ideal space for outdoor dining and entertaining. The remaining garden is predominantly laid to lawn, flanked by established hedging and colourful flower borders, with mature trees to the boundary providing a wonderful sense of privacy and screening.

Parking

Driveway parking to the front leading to car port

Location

The historic market town of Romsey is renowned for its charming character, medieval Abbey, and the nearby Broadlands Estate. The town centre offers a broad selection of everyday amenities, including independent shops, supermarkets, healthcare facilities, and popular cafes and restaurants. For families, the area boasts outstanding local primary and secondary schooling options. Romsey train station provides direct connections to Southampton, Salisbury, and Winchester, while the nearby M27 and M3 motorways offer easy commuting across the south coast and beyond.

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

Romsey Primary School

Secondary School

The Romsey School

Council Tax

Test Valley - Band D

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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