



19 Saxon Way | £425,000
Halterworth, Romsey, Hampshire, SO51 5QB

 Henshaw Fox



19 Saxon Way
Halterworth, Romsey, Hampshire, SO51 5QB

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

Offered for sale with no onward chain, this rarely available detached home occupies a generous corner plot in the sought-after district of Halterworth. Offering excellent potential for improvement and the opportunity to create a wonderful long-term family home, the well-proportioned accommodation comprises three bedrooms, a modern shower room, separate cloakroom, a spacious sitting room opening into the adjoining dining area, and a well-equipped kitchen with direct access to the garden. Externally, the property benefits from a surprisingly spacious and well-enclosed rear garden, together with a garage and driveway providing useful off-road parking.

Features

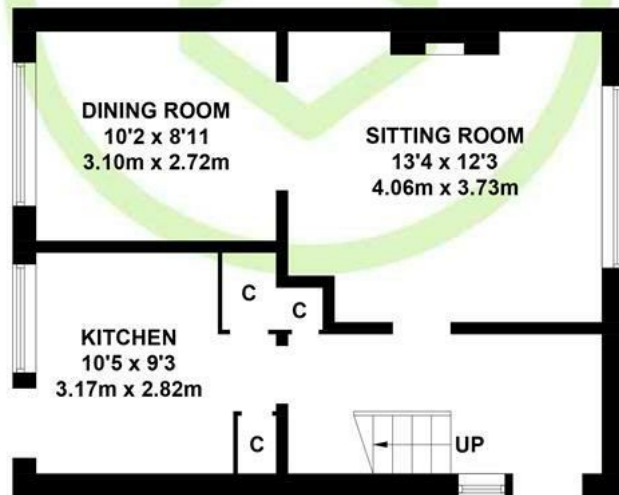
- Offered with no onward chain
- Detached house with scope for improvement
- Positioned on a spacious corner plot
- Three bedrooms
- Driveway leading to garage
- Located within the sought after district of Halterworth

EPC Rating

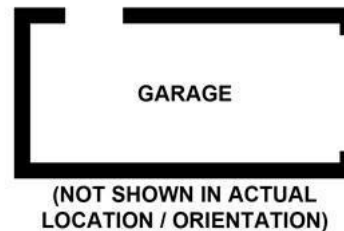
Energy Efficiency Rating
Current C
Potential B



FIRST FLOOR



GROUND FLOOR



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 448 SQ FT / 41.6 SQ M
FIRST FLOOR = 448 SQ FT / 41.6 SQ M
TOTAL = 896 SQ FT / 83.2 SQ M
(EXCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1331626)

19, Saxon Way, Halterworth, Romsey, Hampshire, SO51 5QB

Ground Floor

Upon entering, the spacious entrance hall provides access to the sitting room, kitchen, useful under-stairs storage cupboard and stairs rising to the first-floor landing. The generously proportioned sitting room features a large window overlooking the front aspect, allowing plenty of natural light to fill the room, together with an attractive gas fire which provides a striking focal point. An opening leads through to the adjoining dining area, which offers ample space for a dining table and chairs, while a rear-facing window provides pleasant views over the garden. The kitchen is well equipped with a comprehensive range of wall and base storage units, complemented by a useful storage cupboard and a range of integrated appliances, including a double oven and hob with extractor above. There is also space for a fridge/freezer, plumbing for a washing machine and dishwasher, providing excellent functionality for everyday family living. A door from the kitchen opens directly onto the rear garden.

First Floor

The first-floor landing provides access to all three bedrooms, the modern shower room, a separate cloakroom with WC and a useful airing cupboard. The principal bedroom is a generous double, enjoying a large window overlooking the front aspect, together with a range of built-in wardrobes providing excellent storage. The second bedroom is also a well-proportioned double, featuring a window overlooking the rear garden and further built-in storage. Bedroom three offers a versatile additional space, suitable for use as a comfortable single bedroom, home office or study, and also benefits from built-in storage. Completing the accommodation is the contemporary shower room, thoughtfully finished with stylish floor-to-ceiling tiling, a walk-in shower and wash basin.

Outside

Positioned on an attractive corner plot, the property benefits from a surprisingly spacious and well-enclosed rear garden, providing an excellent outdoor space for both relaxing and entertaining. A generous adjoining concrete seating area offers the ideal spot for outdoor furniture, while the remainder of the garden is predominantly laid to lawn and complemented by a selection of established shrubs and a useful timber shed. A paved pathway leads through the garden to a gate providing access to the driveway, while a further side gate offers convenient access to the front of the property. The corner position also provides the added benefit of front and side gardens, both neatly laid to lawn and enclosed by an attractive low-level brick wall, creating a pleasant and well-maintained approach to the home.

Parking

Driveway parking for one vehicle leading to single garage with up and over door.

Location

The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows Nature Reserve.

Tenure

Freehold

Sellers Position

No onward chain

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

Halterworth Primary School

Secondary School

The Mountbatten Secondary 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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

