



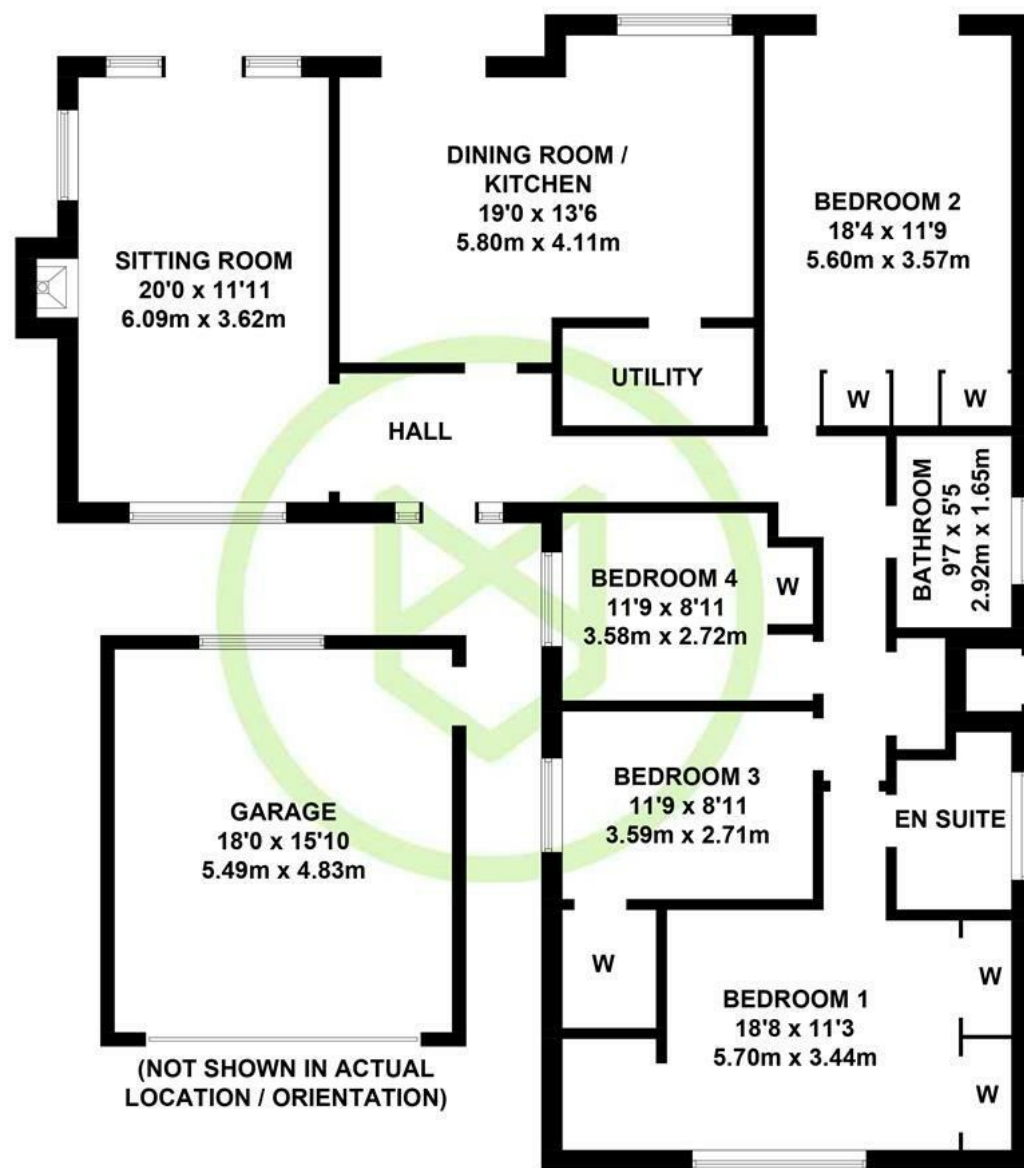
6 The Covert | £725,000
Whitenap, Romsey, Hampshire, SO51 5QZ



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APPROXIMATE GROSS INTERNAL AREA = 1556 SQ FT / 144.6 SQ M
 OUTBUILDINGS = 295 SQ FT / 27.4 SQ M
 TOTAL = 1851 SQ FT / 172.0 SQ M (INCLUDING GARAGE)

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1294710)

Summary

An immaculately presented detached bungalow, quietly positioned within a peaceful cul-de-sac in the highly sought-after district of Whitenap, and falling within the catchment for Halterworth Primary and The Mountbatten School. The property offers spacious and well-appointed accommodation throughout, comprising four bedrooms, a modern shower room and an en-suite to the principal bedroom, alongside a generous sitting room with a charming log burner and an impressive open plan kitchen/dining area with adjoining utility space. Outside, the home benefits from a delightful wrap-around garden enjoying a westerly aspect, ideal for making the most of the afternoon sun, as well as a large driveway and a detached double garage, providing ample parking and storage.

Features

- Beautifully presented detached bungalow
- Four bedrooms
- Modern shower room and en-suite
- Open plan kitchen/dining area
- Westerly facing rear garden
- Positioned within a quiet cul-de-sac in the desirable district of Whitenap
- Catchment for Halterworth Primary and The Mountbatten Secondary Schools
- Driveway leading to detached double garage

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C

6, The Covert,

Whitenap, Romsey, Hampshire, SO51 5QZ

Accommodation

Stepping inside, a welcoming entrance hall sets the tone for the home, providing access to all principal rooms along with a useful storage cupboard further down the hall near to bedroom three & bedroom four, while the property itself is presented in good order throughout, offering a comfortable and well-maintained living environment. The sitting room is a generous and light-filled space, enjoying a dual aspect with a window to the front and double doors opening onto the rear garden, with a charming log burner creating a cosy focal point. At the heart of the home, the impressive open plan kitchen/dining area has a smart, modern finish, fitted with a range of wall and base units, a breakfast bar for informal dining, space for a fridge/freezer, plumbing for a washing machine and room for a tumble dryer within the utility area, alongside integrated appliances including a double oven and hob with extractor above; there is ample space for a dining table and chairs, with double doors opening out to the garden, ideal for entertaining. Bedroom two is a well-proportioned double with built-in wardrobes, while bedrooms three and four are both comfortable small doubles, each benefitting from built-in storage. The family bathroom is stylishly appointed with a large walk-in shower, WC, wash basin, bidet and heated towel rail, and the principal bedroom offers a spacious double with built-in wardrobes and an en-suite comprising a shower over bath, WC, wash basin and heated towel rail.

Outside

The rear garden enjoys a desirable westerly aspect, making the most of the afternoon and evening sun. A generous adjoining patio provides ample space for outdoor seating and entertaining, complemented by a designated BBQ area with a pergola, ideal for al fresco dining. The remainder of the wrap-around garden is predominantly laid to lawn, bordered by a variety of mature shrubs along the rear fence, creating a pleasant sense of privacy. There is also a side pedestrian gate and a convenient access door leading into the double garage.

Parking

Driveway parking leading to double garage

Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

Tenure

Freehold

Heating

Gas radiators and underfloor heating

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 issuing a memorandum of sale, 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.

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten 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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