129 Botley Road | £700,000

Whitenap, Romsey, Hampshire, SO51 5SX

Henshaw Fox

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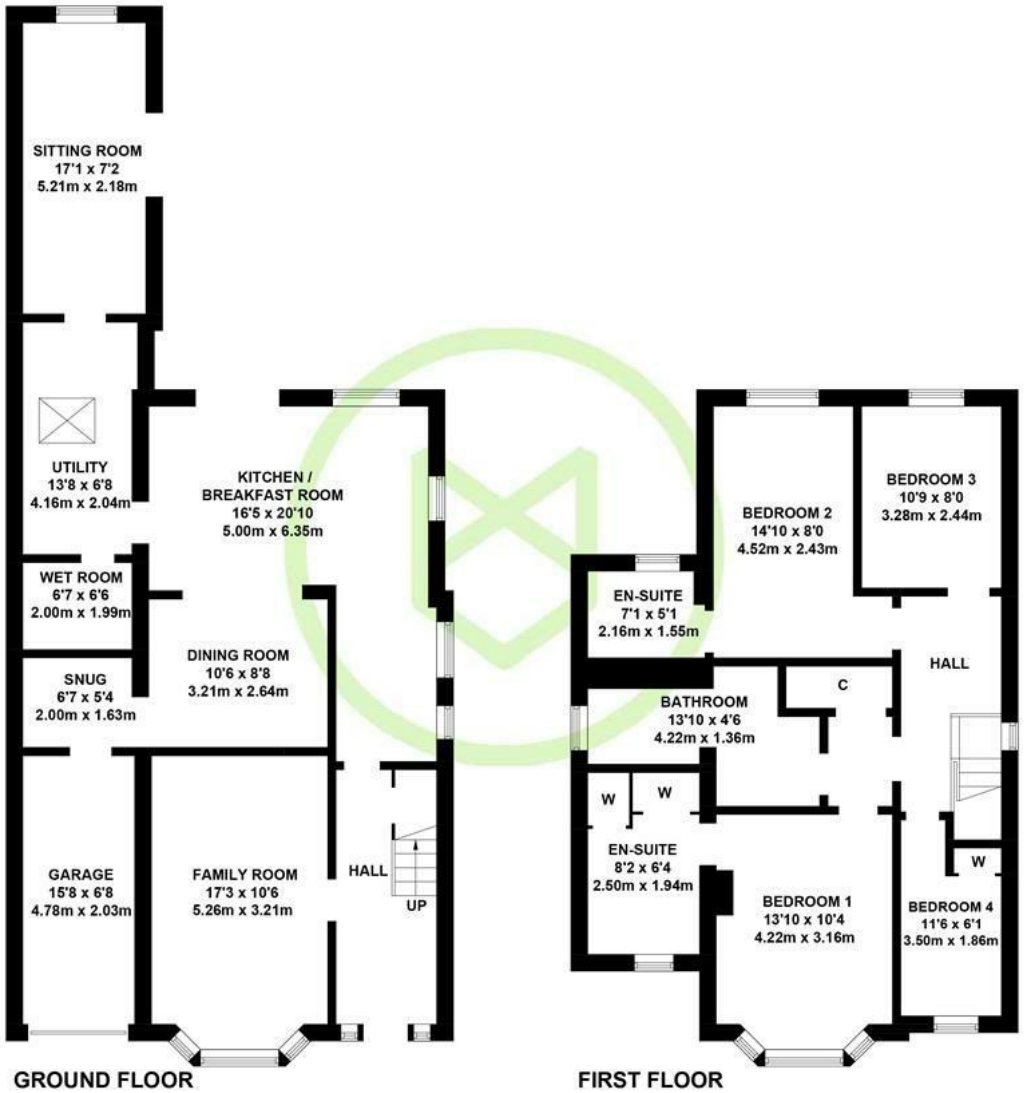

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1043 SQ FT / 96.9 SQ M
FIRST FLOOR = 784 SQ FT / 72.8 SQ M
TOTAL = 1827 SQ FT / 169.7 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1297254)

Summary

An immaculately presented and thoughtfully extended detached residence, offering a highly versatile layout with excellent potential for ancillary accommodation, situated within the sought-after district of Whitenap. The well-appointed accommodation comprises four bedrooms, two with en-suite facilities, in addition to a modern family bathroom. The ground floor features a cosy sitting room with an attractive bay window, alongside a spacious open-plan kitchen/breakfast room flowing into the dining area, creating an ideal space for modern living. Further benefits include a substantial utility room, a separate and flexible reception room, snug and a convenient wet room. Externally, the property boasts a beautifully landscaped rear garden enjoying a desirable south-facing aspect, while to the front there is an abundance of driveway parking leading to the garage.

Features

- Extended detached house
- Four bedrooms and four bathrooms
- Modern open plan kitchen/breakfast area positioned at the rear of the home
- Large utility area opening to versatile reception room
- Driveway parking leading to garage
- Beautifully landscaped south facing rear garden
- Catchment for Halterworth Primary and The Mountbatten Secondary Schools

EPC Rating

Energy Efficiency Rating
Current D
Potential C

Cresta, 129, Botley Road,

Whitenap, Romsey, Hampshire, SO51 5SX

Ground Floor
Upon entering, the welcoming entrance hall provides access to the sitting room, kitchen/breakfast room, a useful under-stairs storage cupboard and stairs rising to the first-floor landing. The cosy sitting room is positioned to the front of the property and features a large bay window, allowing for plenty of natural light, along with an electric fire that creates an attractive focal point. To the rear, the open-plan kitchen/breakfast room forms the true heart of the home, fitted with a range of white gloss wall and base units, a breakfast bar and space for a cooker, fridge/freezer, plumbing for dishwasher and with sliding doors opening directly onto the rear garden. The dining area flows seamlessly from the kitchen, providing access to a snug and the integral garage, enhancing the versatility of the space. An extended utility area offers ample additional storage, a separate sink and further plumbing for appliances, and leads through to a practical wet room and an additional reception room. This extra sitting room enjoys direct access to the garden via a single door, offering flexible living accommodation ideal for a variety of needs.

First Floor
The first-floor landing provides access to all four bedrooms, the family bathroom and a useful storage cupboard, creating a well-planned and practical layout. The principal bedroom is a generously sized double, featuring a large bay window that fills the room with natural light, and benefits from its own en-suite with built-in storage cupboards, a bath with shower over, WC and wash hand basin. Bedroom two is also a comfortable double, complete with an en-suite comprising a shower cubicle, WC and wash hand basin. Bedroom three is a smaller double room overlooking the rear garden, while bedroom four is a single room, ideal for use as a child's bedroom, nursery or home office. The upstairs accommodation is completed by a modern family bathroom, finished with floor-to-ceiling tiling and fitted with a walk-in shower, WC and wash hand basin.

Outside
The rear garden enjoys a desirable south-facing aspect, making it an ideal space to relax and unwind throughout the day. Adjoining the property is a generous patio area, perfect for outdoor dining and entertaining, which leads onto a well-maintained lawn bordered by neat shrubbery. A decking area provides an additional seating space, ideal for enjoying the warmer months, while a useful pedestrian gate offers convenient access to the front of the property.

Parking
Driveway parking leading to garage

Location
The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.2 miles from the town centre and 1.4 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

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 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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