



90 Brewery Lane | £575,000
Romsey, Hampshire, SO51 8JW

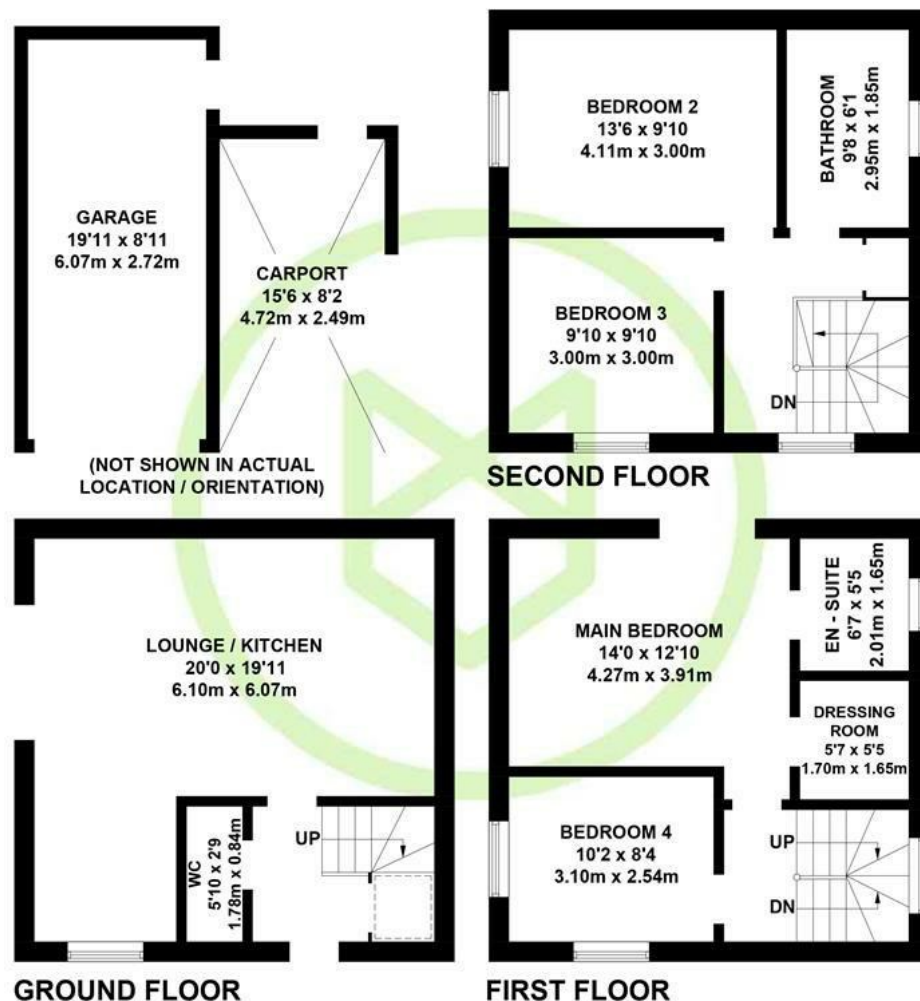




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Romsey, Hampshire, SO51 8JW

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 397 SQ FT / 36.9 SQ M
 FIRST FLOOR = 397 SQ FT / 36.9 SQ M
 SECOND FLOOR = 397 SQ FT / 36.9 SQ M
 GARAGE = 175 SQ FT / 16.3 SQ M
 (EXCLUDING CARPORT)
 TOTAL = 1366 SQ FT / 127.0 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1230865)

Summary

A well-proportioned beautifully presented four-bedroom detached townhouse situated in a quiet and sought-after position within Romsey town centre. This modern home offers spacious and versatile accommodation arranged over three floors. The ground floor features an expansive open-plan sitting, dining, and kitchen area, along with a convenient cloakroom. On the first floor, you'll find the principal bedroom with en-suite and walk-in wardrobe, alongside a generous double fourth bedroom ideal for use as a study, nursery, or guest room, while the top floor comprises two spacious double bedrooms and a contemporary family bathroom. Outside, the property benefits from a private walled south-facing rear garden with patio and lawn, along with a car port and single garage providing valuable off-road parking and storage.

Features

- Located within Romsey Town centre
- Modern detached townhouse
- Four bedrooms, en-suite to principal room and family bathroom
- Thoughtful layout with excellent natural light
- Open plan living accommodation
- Private and pleasant rear garden
- Car port and single garage

EPC Rating

Energy Efficiency Rating
 Current
 Potential

90, Brewery Lane, Romsey, Hampshire, SO51 8JW

Ground Floor

An inviting entrance hall welcomes you into the home, giving access to a convenient cloakroom with WC and wash basin, the main living space, and stairs rising to the first floor. The ground floor offers a superb open-plan layout, combining the sitting area, dining space, and modern kitchen, ideal for both everyday living and entertaining. The kitchen is fitted with a range of contemporary wall and base units, integrated appliances, and space for a freestanding fridge/freezer. Double doors open out to the rear garden, providing a lovely flow between indoor and outdoor spaces.

First Floor

The first floor comprises the principal bedroom – a spacious double benefitting from a walk-in wardrobe and a modern en-suite shower room with WC, wash basin and heated towel rail. Also on this level is a generous double fourth bedroom, ideal as a guest room, nursery, or home office. A further staircase rises to the second floor.

Second Floor

The second floor, a central landing leads to two large double bedrooms and a stylish family bathroom, fully tiled and fitted with a bath with shower attachment, WC and wash basin.

Outside

The rear garden offers a good degree of privacy and is mainly laid to lawn, with a paved patio area directly adjoining the property, ideal for outdoor dining and relaxation. A retaining brick wall provides both structure and character to the space, while a pedestrian gate offers convenient access to the car port. A further door leads into the rear of the garage, adding to the overall practicality of the garden

Parking

Car port and single garage

Location

Brewery Lane is situated within Romsey town centre, and the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctor's surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

Sellers Position

Buying on

Age

Constructed in 2012

Heating

Gas

Infant and Junior School

The Romsey Primary School

Secondary School

The Romsey Academy

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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