



Bannerfield Whitenap Lane | £675,000
Whitenap, Romsey, Hampshire, SO51 5ST





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Summary

A well-proportioned detached family home, offering excellent scope for improvement, situated within the highly sought-after district of Whitenap. The generous accommodation comprises four double bedrooms, including a principal bedroom with en-suite, alongside a family shower room. On the ground floor, there is a spacious sitting room, separate dining area, kitchen, study and a convenient cloakroom, providing versatile living space well-suited to modern family life. Externally, the property benefits from a low maintenance rear garden with a favourable south facing aspect, while to the front there is driveway parking leading to a double garage.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1171 SQ FT / 108.8 SQ M
FIRST FLOOR = 766 SQ FT / 71.2 SQ M
TOTAL = 1937 SQ FT / 180.0 SQ M
(INCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1292589)

Features

- Offering excellent scope for modernisation and improvement
- Well proportioned detached family home
- Four double bedrooms
- En-suite and shower room
- South facing rear garden
- Driveway parking leading to double garage
- Positioned within the sought after district of Whitenap
- Catchment for Halterworth Primary and The Mountbatten Secondary School

EPC Rating

Energy Efficiency Rating
Current F
Potential D

Bannerfield, Whitenap Lane, Whitenap, Romsey, Hampshire, SO51 5ST

Ground Floor

Upon entering the property, a welcoming and spacious entrance hall provides access to the principal ground floor accommodation, including the sitting room, dining room, kitchen and study. There is also a convenient cloakroom fitted with a WC and wash basin, a side access door, and stairs rising to the first floor landing. The sitting room is a bright and airy space, enhanced by a bay window to the front, with an opening through to the dining area and a door leading out to the rear garden. The separate dining room enjoys a pleasant outlook over the garden and offers ample space for a dining table and chairs, making it ideal for both everyday use and entertaining. The kitchen is fitted with a range of wall and base units, providing good storage, along with space for a cooker, plumbing for a washing machine, and room for a fridge/freezer.

First Floor

The spacious first floor landing provides access to all four bedrooms, as well as the airing cupboard and family shower room. The principal bedroom is a well-proportioned double, benefiting from a fitted wardrobe and an en-suite comprising a bath, WC and wash basin. The remaining three bedrooms are all comfortable doubles, with bedrooms two and four further enhanced by built-in storage. The family shower room is fitted with a walk-in shower, WC and wash basin, completing the first floor accommodation.

Outside

The rear garden is designed with ease of maintenance in mind and benefits from a desirable south-facing aspect, allowing for plenty of natural sunlight throughout the day. It offers a pleasant mix of outdoor spaces, including an adjoining patio area ideal for seating and entertaining, along with a larger paved section that previously accommodated a swimming pool and now provides a versatile area for a variety of uses. The garden is further enhanced by a selection of established shrubs adding greenery. A practical pedestrian gate provides convenient access through to the front of the property.

Parking

Spacious block paved driveway 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

Sellers Position

Buying on

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.

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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