



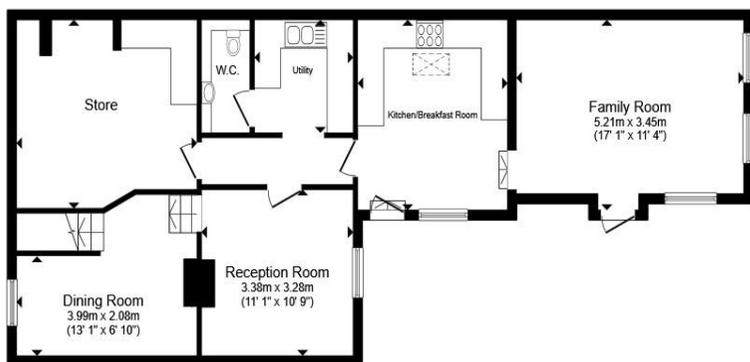
**Mainstone, Romsey, SO51 8HG**

**welcome to**

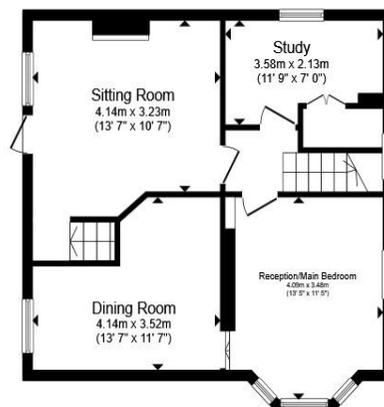
**Mainstone, Romsey**

Fox & Sons proudly present for sale this stunning Grade II listed character residence, perfectly situated in a desirable riverside location just a short walk from Romsey town centre. Mainstone seamlessly blends period charm with spacious and adaptable accommodation, making it a wonderful family home.

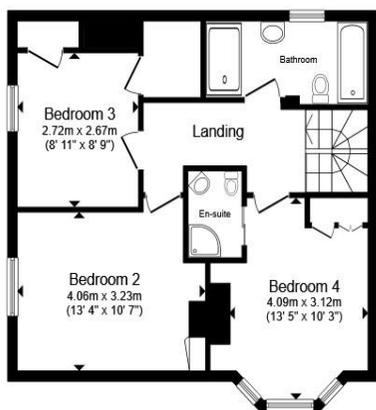




**Lower Ground Floor**



**Ground Floor**



**First Floor**

Total floor area 201.4 m<sup>2</sup> (2,168 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Sitting Room**

**Study**

**Dining Room**

**Reception Room / Bedroom One**

**LG: Reception Room Two**

**LG: Store**

**LG: WC**

**LG: Utility Room**

**LG: Kitchen Breakfast Room**

**LG: Family Room**

**FF: Family Bathroom**

**FF: Bedroom Four**

**FF: En-Suite**

**FF: Bedroom Three**

**FF: Bedroom Two**

**Agent Notes**

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.

welcome to

## Mainstone, Romsey

- An incredible piece of history, built circa 1750's and is grade two listed.
- A bright four bedroom family home with exquisite river views.
- Generous size rooms throughout and situated in a desired location of Romsey by The Test.
- Rare electric gated off road parking access through private road.
- End of the chain.

Tenure: Freehold EPC Rating: D

Council Tax Band: F

# £850,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/RMY105605](https://fox-and-sons.co.uk/Property/RMY105605)



Property Ref:  
RMY105605 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



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