



 Henshaw Fox



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37 Sycamore Close | £550,000  
Whitenap, Romsey, Hampshire, SO51 5SB

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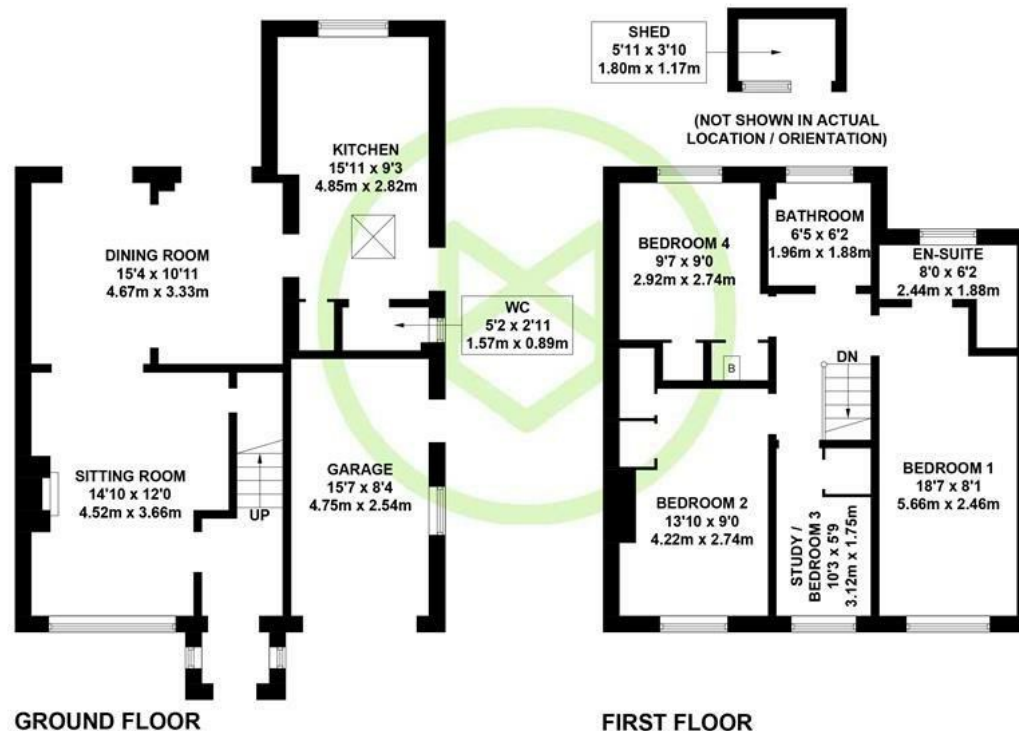
37 Sycamore Close  
Whitenap, Romsey, Hampshire, SO51 5SB

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# Summary

An immaculate and well-presented detached home, set within a quiet cul-de-sac in the highly sought-after Whitenap area of Romsey. This spacious property offers well-balanced accommodation throughout, including four bedrooms, a modern family bathroom, en-suite shower room, generous sitting room with feature log burner, separate dining area, bright and airy kitchen, and a convenient downstairs cloakroom. Externally, the property benefits from a private rear garden, driveway parking, and an integral garage



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 589 SQ FT / 54.7 SQ M  
FIRST FLOOR = 599 SQ FT / 55.7 SQ M  
GARAGE / SHED = 153 SQ FT / 14.2 SQ M  
TOTAL = 1341 SQ FT / 124.6 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1247144)

# Features

- Well proportioned detached house
- Located within a sought after close in the desirable district of Whitenap
- Halterworth Primary and Mountbatten Secondary school catchment
- Four bedrooms
- Family bathroom and modern en-suite
- Enclosed rear garden
- Driveway parking and single garage

# EPC Rating

Energy Efficiency Rating  
Current D  
Potential B

# 37, Sycamore Close, Whitenap, Romsey, Hampshire, SO51 5SB

## Ground Floor

A welcoming porch opens into a spacious entrance hall, offering access to the sitting room and stairs to the first floor. The sitting room is a bright and comfortable space, featuring a large front-facing window and a log burner that creates a striking focal point. Double doors lead through to the dining room, enhancing the flow of natural light and providing an open, sociable feel. The dining room enjoys views over the rear garden, with both double doors and a separate single door providing direct access outside. An open archway leads through to the kitchen, maintaining a sense of connection while defining each space. The kitchen is modern and well-equipped, with a skylight and rear-facing window ensuring plenty of natural light. It offers a range of wall and base units, ample worktop space, pantry cupboard and integrated appliances including a dishwasher, double oven and gas hob with extractor above. There is space for a freestanding fridge/freezer, plumbing for a washing machine and a side door offering useful external access. Completing the ground floor is a cloakroom, fitted with a WC and wash hand basin

## First Floor

The first floor is very well presented throughout and offers a practical and well-balanced layout. The landing provides access to four bedrooms and family bathroom. The main bedroom is a spacious double, finished to a high standard, and benefits from a modern en-suite featuring floor-to-ceiling tiling, a shower cubicle, WC and wash basin. Bedrooms two and three are both generous in size and include built-in wardrobes, offering excellent storage without compromising floor space. Bedroom four is a good-sized single, ideal for use as a study, nursery or guest room and also benefits from built-in storage. The family bathroom is finished with quality fittings and stylish floor-to-ceiling tiling. It includes a bath with shower over, WC, wash basin and heated towel rail.

## Outside

The rear garden offers a high degree of privacy and is thoughtfully laid out to provide both practicality and enjoyment. Immediately adjoining the property is a paved patio, ideal for outdoor seating or entertaining. There is a generous lawn which is bordered by established shrubs and planting. To the rear of the garden, a further patio area provides an additional seating space or a quiet spot to relax. The garden also benefits from useful side pedestrian access, making it ideal for families or those with pets.

## Parking

Driveway parking leading to single garage with up and over door

## 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.

## 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.

## Tenure

Tenure

## Sellers Position

Buying on

## Infant and Junior School

The Halterworth Primary School

## Secondary School

The Mountbatten Secondary School

## 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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