



Connells

Springfield Gardens Winchester Road
Romsey



Property Description

Introducing exquisite 3-bedroom townhouses nestled in the heart of Springfield Gardens, centrally located in Romsey. Crafted by Wilson Designer Homes Ltd, these residences boast unparalleled craftsmanship and modern amenities. The professionally designed shaker painted kitchen features top-of-the-line appliances, including Neff ovens and induction hobs, integrated fridge/freezers, and quartz countertops. Luxurious bathrooms, en-suites, and cloakrooms showcase contemporary Porcelanosa sanitary ware and ceramic tiling. Throughout the interiors, attention to detail shines with painted doors, hardwood handrails, and smooth finished ceilings.

Embracing modern living, these homes are equipped with gas-fired combi boilers, underfloor heating, high-quality double-glazed windows, and intruder alarm systems for utmost comfort and security. Residents will appreciate the convenience of TV aerial points, CAT5 networking cables, and electric car charging stations. Moreover, each property features a minimum of 2.4kw of renewable solar energy, reflecting a commitment to sustainability and eco-conscious living.

Beyond the doorstep, Romsey's location offers a plethora of benefits. Nestled within the vibrant heart of the town, residents enjoy easy access to local amenities, charming boutiques, and renowned eateries. With excellent transport links, Romsey provides seamless connections to nearby cities, making it an ideal hub for both work and

leisure.

Location

The Wilson team have designed Springfield House to be eco-conscious and thermally efficient to give you lower running costs from the day you move in. In fact, the Predicted Energy Assessments (PEAs) for the apartments put them in the 'very energy-efficient homes' bracket, meaning you will be looking at lower running costs from the start. Add this to the contemporary look and feel, private outdoor spaces and assigned parking and you'll see that Springfield House is something very special indeed.

It's in an excellent location too, being in easy walking distance of Romsey's bustling town centre and the local train station.

The Plaza Theatre is just along the road and acts as a cultural and social hub with its varied schedule of plays, musicals, comedy nights and live music, while the nearby Romsey Rapids Sports Complex has swimming pools, squash courts and more.

Bathrooms & Cloakroom

- Contemporary Porcelanosa sanitary ware with chrome fittings
- Heated towel rails
- Porcelanosa ceramic tiled bathrooms and en-suites

Interior Detailing

- Internal painted doors with chrome door furniture
- Moulded softwood skirting and architraves
- Staircases with square painted newel posts and hardwood handrails
- Smooth finished ceilings throughout
- Wall finishes in natural chalk emulsion

General

- o Gas fired combi boiler to serve under floor heating system to Ground floor and radiators to first floors
- o Zoned thermostatic controls
- o High quality UPVC double glazed, lockable windows
- o TV aerial and points to living room, kitchen/breakfast rooms and all bedrooms
- o CAT 5 networking cables to most rooms for computer/TV/ audio, networking capability
- o Mains powered smoke alarms
- o Intruder alarm system
- o Paving slabs to pathways and patios where indicated
- o Turfed rear gardens & planted front gardens with biodiversity promoting species
- o External tap
- o PIR external lights to all units
- o 10 year Premier Guarantee

Special Features

- Fibre cable available to all properties
- Electric car charging stations
- Ring door bell systems

- Minimum of 2.4kw of renewable solar energy per plot
- Sustainable building with high B / A rating EPC scores for all properties inc thermally efficient closed panel timber frame design.

The computer generated illustrations are artist's impressions, landscaping shows how the site may look when mature. Finishes and treatments may vary

from those shown especially the timber cladding as this is a product that will naturally weather. All measurements have been taken from plans, and whilst

every effort has been made to ensure accuracy, this cannot be guaranteed. This brochure does not constitute an offer or contract and Wilson Designer

Homes Ltd reserve the right to change any specifications of the homes at any time during the course of construction without notice.

Eco Friendly Homes

We have designed our homes to be as eco-friendly as possible.

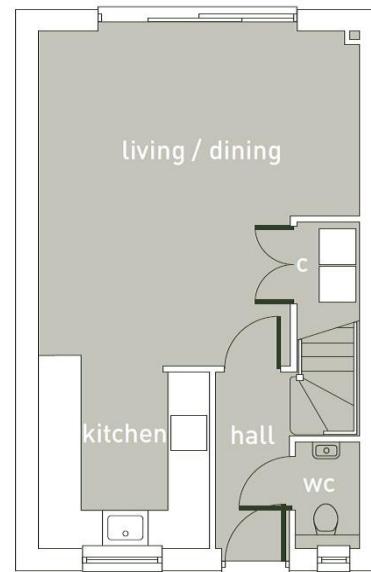
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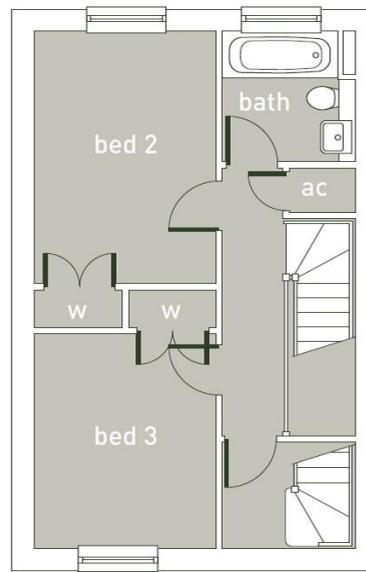


Plots 8, 7, 5 & 4



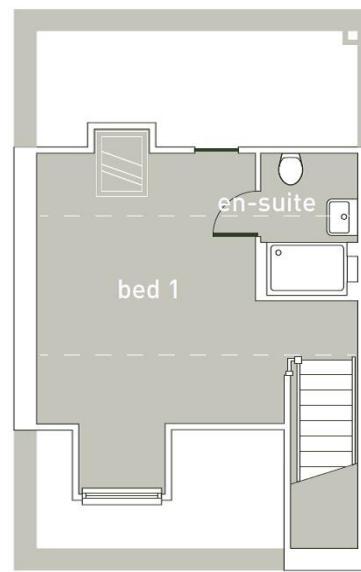
Ground floor

Living / Kitchen / Dining 7950* x 4750*
26' 1"** x 15' 7"**



First floor

Bedroom 2	3850 x 2650 12' 8" x 8' 8"
Bedroom 3	3250 x 2650 10' 8" x 8' 8"



Second floor

Bedroom 1 (including en-suite) 4130* x 4800
13' 7" x 15' 9"

To view this property please contact Connells on

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13a The Hundred
ROMSEY SO51 8GD

EPC Rating: A

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306572



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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