



22 Magnolia Walk | £795,000
Romsey, Hampshire, SO51 0PY





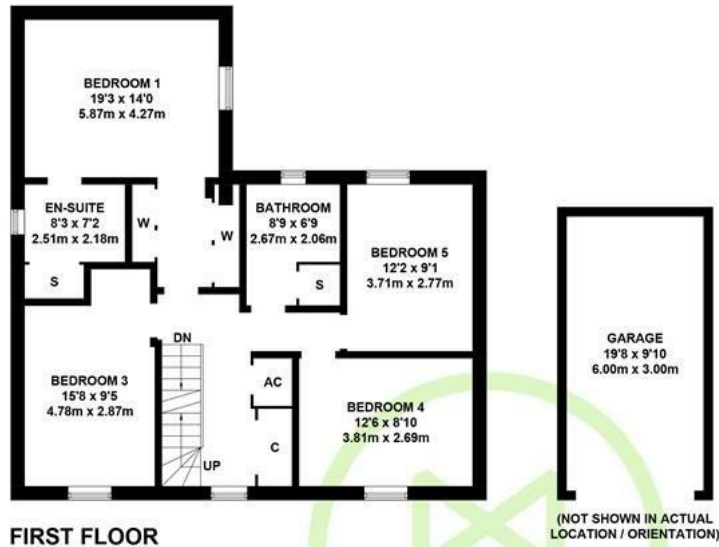
22 Magnolia Walk
Romsey, Hampshire, SO51 0PY

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

A beautifully presented detached home located within the exclusive Magnolia Walk development, offering light, spacious and flexible accommodation, set over three floors. Comprising six bedrooms, two luxury en-suites, a four piece family bathroom, further shower room, sitting room, stunning kitchen/dining/family room, study, utility room, downstairs WC, private landscaped rear garden with a pleasant westerly aspect, driveway parking with EV charger and garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 875 SQ FT / 81.3 SQ M
FIRST FLOOR = 861 SQ FT / 80.0 SQ M
SECOND FLOOR = 567 SQ FT / 52.7 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 2497 SQ FT / 232 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1211379)

Features

- Located within the exclusive Magnolia Walk development
- Direct access to the Abbotswood Nature Reserve and excellent local amenities
- A beautifully kept detached home within a quiet closed road
- Approximately 2,500 sq. ft of space, offering flexible accommodation, set over three floors
- Six bedrooms, two en-suite shower rooms, a four-piece bathroom and further shower room
- Sitting room, study, open plan kitchen/dining/family room
- Westerley facing landscaped rear garden, offering a great deal of privacy
- Driveway parking with EV charger installed and garage

EPC Rating

Energy Efficiency Rating
Current B
Potential B

22 Magnolia Walk

Romsey, Hampshire, SO51 0PY

Ground Floor

The welcoming entrance hallway provides access to the first floor via the staircase, downstairs WC, sitting room, kitchen/dining/family room and study. The downstairs WC has been fitted with a white suite comprising WC and wash basin. The large sitting room has a pleasant double aspect and double doors opening out to the rear garden. The generously sized study overlooks the front of the home. The stunning kitchen/dining/family room measures approximately 6.5m in length and is a fantastic space for both entertaining and family alike, the perfect space for modern living. The kitchen has been fitted with a range of soft closing cupboards and drawers, granite worktop surfaces, a built in double oven, six ring gas hob with extractor canopy over, built in fridge/freezer, and built in dishwasher. A door opens to the utility room which has a range of fitted cupboards, space and plumbing for the washer/dryer and a door opening out to the rear garden.

First Floor

The first-floor landing provides access to four bedrooms, the four-piece family bathroom, airing cupboard and further double storage cupboard. Bedroom one is a generous double room with a pleasant double aspect and built in wardrobes. Access is provided to the four-piece en-suite which has been fitted with a modern white suite comprising WC, wash basin, enclosed shower cubicle, bath and heated towel rail. Bedrooms three, four and five are all generous double bedrooms. The family bathroom has been fitted with a four-piece white suite comprising WC, wash basin, bath, enclosed shower cubicle and heated towel rail.

Second Floor

The second-floor landing provides access to bedrooms two and six, a storage cupboard and the shower room. Bedroom two is a generous double room benefiting from a pleasant double aspect, fitted wardrobes and access to the en-suite which has been fitted with a white suite comprising WC, wash basin and enclosed shower cubicle. Bedroom six is another generous double room currently used as a home office, this room offers many uses as a space, including bedroom, play room or sitting room. The shower room has been fitted with a modern white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail.

Outside

The rear garden has a pleasant westerly aspect and offers a great deal of privacy, a patio adjoins the rear of the home and continues to a seating area at the rear of the garden. There is a lawned area, barked area, shrub borders and screened storage area behind the garage. The front garden has been laid to block paving with shrub borders.

Parking

Driveway parking is provided alongside the home for several vehicles, the garage has an up and over door, power and lighting.

Location

Magnolia Walk is an exclusive development built in 2014 by David Wilson Homes. Located to the north east of Romsey this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and other excellent amenities.

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.

Sellers Position

No forward chain

Age

2014

Tenure

Freehold

Estate Charge

Approximately £260 per annum

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey School

Council Tax

Band G - Test Valley Borough Council

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

