



1 Hill View Road | £425,000
Michelmers, Romsey, SO51 0NN





 Henshaw Fox



 Henshaw Fox



 Henshaw Fox



 Henshaw Fox



 Henshaw Fox



 Henshaw Fox

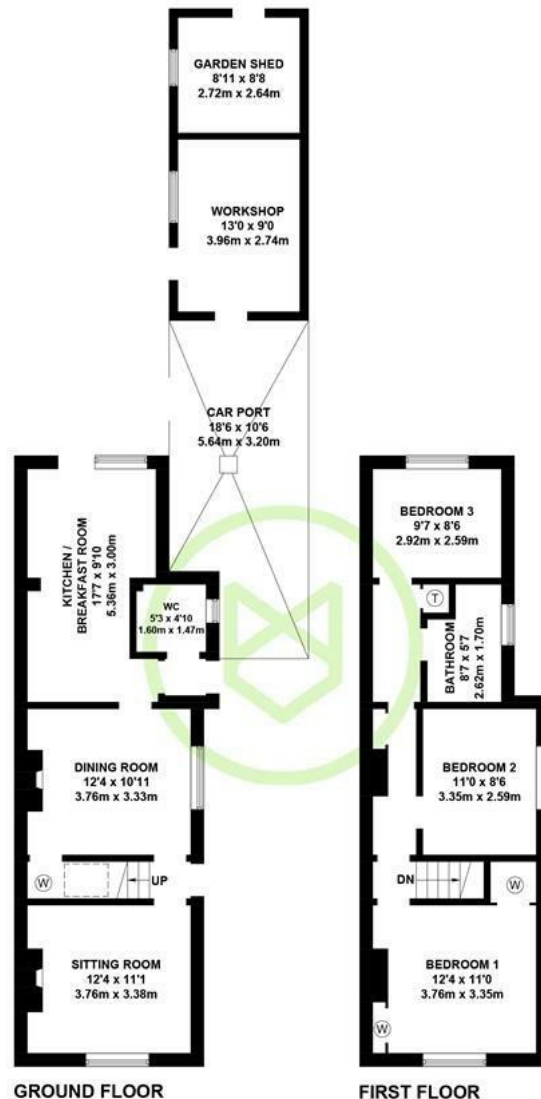
1 Hill View Road
Michelmersham, Romsey, SO51 0NN

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



Summary

Offered with no onward chain, this extended semi-detached home, dating back to the early 1900s, is set within the sought-after and peaceful village of Michelmersh. The accommodation includes three bedrooms, a family bathroom, a cosy sitting room with an open fireplace, a separate dining room, an extended kitchen/breakfast area, and a practical downstairs cloakroom. Outside, the property enjoys a wonderfully private rear garden approaching 130ft in length, backing onto open fields, along with driveway parking to the front leading to a car port.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 527 SQ FT / 49.0 SQ M
FIRST FLOOR = 493 SQ FT / 45.8 SQ M
OUTBUILDINGS = 203 SQ FT / 18.9 SQ M
(EXCLUDING CARPORT)
TOTAL = 1223 SQ FT / 113.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1251141)

Features

- Offered with no onward chain
- Extended semi-detached house, built in the early 1900's
- Three bedrooms
- Open plan kitchen/breakfast room
- Garden approaching 130ft and backing onto fields
- Driveway parking leading to car port

EPC Rating

Energy Efficiency Rating
Current D
Potential D

1, Hill View Road, Michelmersh, Romsey, SO51 0NN

Ground Floor

Upon entry, an inner hall provides access to the sitting room, dining room, and staircase to the first floor. The sitting room enjoys a cosy feel with a front aspect outlook and an open fireplace that forms a natural focal point. The dining room comfortably accommodates a dining table and chairs, features a handy understairs cupboard, and leads through to the extended kitchen/breakfast room. Here, a range of dated but functional wall and base units sit alongside space for a fridge/freezer, undercounter fridge, and plumbing for a washing machine, with built-in appliances including a double oven, electric hob and extractor above. A side door leads to the driveway while a rear door opens out to the garden beyond. Completing the ground floor is a cloakroom with WC and wash basin.

First Floor

The first-floor landing provides access to all three bedrooms, the family bathroom, a handy airing cupboard, and additional built-in storage. Positioned to the front of the property, the principal bedroom is a spacious double, complete with dual built-in wardrobes offering ample storage. Bedroom two is another well-proportioned double, ideal for guests or growing families. Overlooking the rear garden, bedroom three is a generous single, equally suited as a comfortable bedroom or a bright and peaceful home office. The family bathroom features a shower over the bath, WC, wash basin and a heated towel rail for added comfort.

Outside

Extending to nearly 130ft, the rear garden is a wonderful feature of the property, offering a generous outdoor space with plenty of potential. A paved patio adjoins the house, providing ample room for al fresco dining or relaxed seating, while the remainder of the garden is predominantly laid to lawn and framed by established shrub borders that add a touch of greenery and seasonal interest. Enjoying a good degree of privacy and pleasant views over neighbouring fields, the garden also benefits from a useful workshop and a garden shed, ideal for storage or pottering.

Parking

Driveway parking leading to carport

Location

The picturesque and characterful village of Michelmersh, Hampshire, is located just 3 miles north of Romsey and is perfectly positioned for access to many good road links, Romsey train station and the beautiful city of Winchester. There are an abundance of nearby walks, communal areas for the residents to enjoy, excellent nearby schooling, nearby public houses/restaurants include well renowned 'The Malthouse', 'Duke on the Test' and 'Bear and Ragged Staff'.

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

Freehold

Sellers Position

No onward chain

Heating

Oil

Drainage

Private

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

