



9 Millstream Rise | £1,250,000
Romsey, Hampshire, SO51 8HA





 Henshaw Fox



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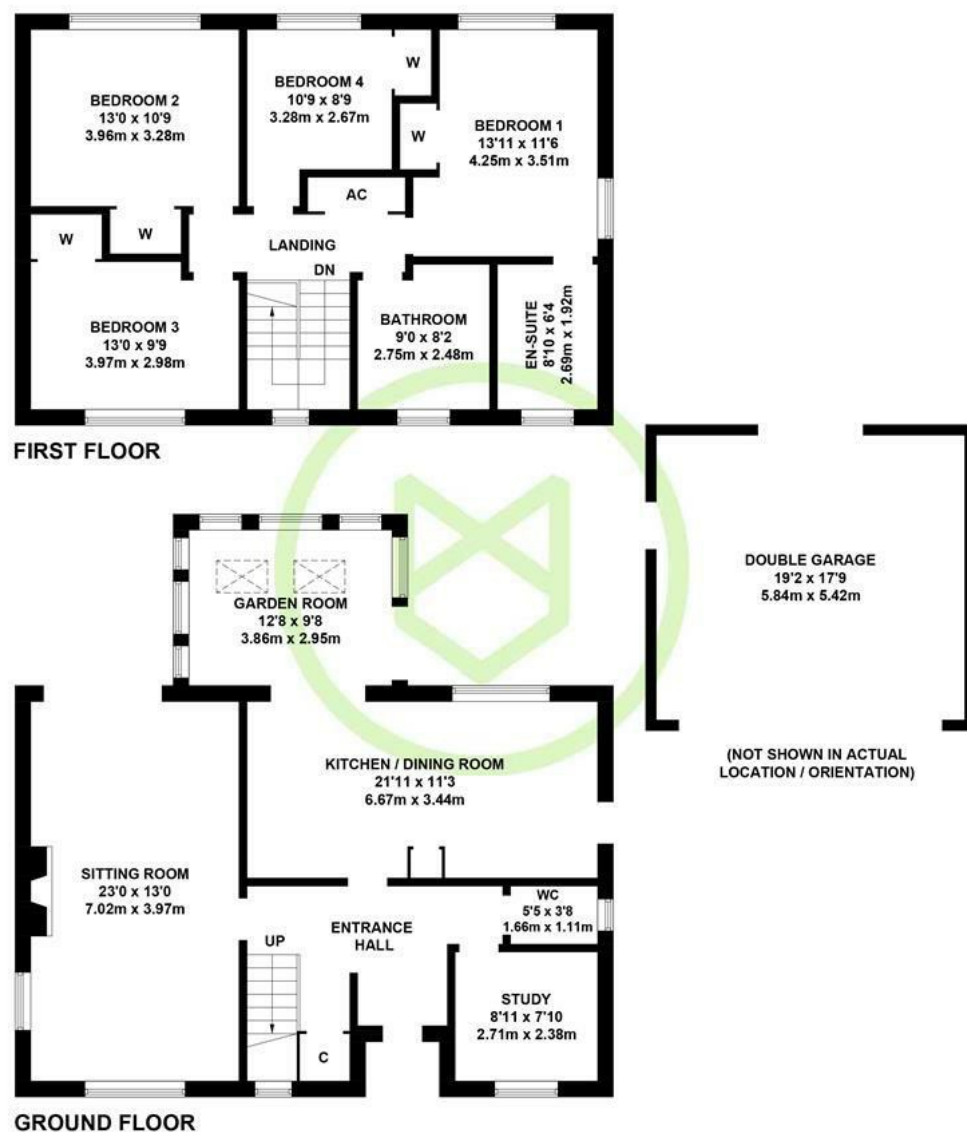


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9 Millstream Rise
Romsey, Hampshire, SO51 8HA

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 954 SQ FT / 88.6 SQ M
 FIRST FLOOR = 833 SQ FT / 77.4 SQ M
 DOUBLE GARAGE = 340 SQ FT / 31.6 SQ M
 TOTAL = 2127 SQ FT / 197.6 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1299683)

Summary

A beautifully presented, light-filled detached home, set within the sought-after Millstream Rise – a quiet and idyllic closed road in the heart of Romsey. The property offers well-balanced and spacious accommodation throughout, including four double bedrooms, all with built-in wardrobes. The principal bedroom benefits from an en-suite shower room, complemented by a stylish four-piece family bathroom. The ground floor, features a double-aspect sitting room, a bright garden room overlooking the rear, a well-appointed kitchen/dining room perfect for everyday living, and a separate study for those working from home. Outside, the gardens are neatly maintained, with the rear enjoying a private, westerly-facing aspect. A gate leads to a private bank overlooking The River Test, adding a rare and attractive natural backdrop.

Features

- A detached home in a wonderful setting and a quiet position, within Romsey town centre
- Four double bedrooms all with built in wardrobes, en-suite shower room and a four-piece family bathroom
- Sitting room, study, garden room and kitchen/dining room
- Driveway parking and double garage
- Westerly facing rear garden offering a great deal of privacy
- Access to a private bank overlooking The River Test
- Homeowner suited with forward purchase

EPC Rating

Energy Efficiency Rating
 Current C
 Potential C

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Ground Floor

The welcoming entrance hall provides access to all principal ground floor rooms. The spacious sitting room enjoys a pleasant double aspect, offering views over both the front and rear gardens, while a central fireplace provides an attractive focal point. The kitchen is fitted with a range of cupboards and drawers, complemented by integrated appliances including a double oven, microwave, gas hob with extractor canopy over, fridge/freezer and dishwasher. A door provides convenient access to the side of the property. The dining area offers ample space for a full dining suite and flows through to the garden room, a bright and relaxing space ideal for enjoying views over the garden.

First Floor

The landing provides access to all four double bedrooms, the family bathroom and the airing cupboard. Each bedroom benefits from built-in wardrobes, with the principal bedroom further enjoying an en-suite shower room, comprising WC, wash basin and enclosed shower cubicle. The family bathroom is well-appointed with a four-piece suite, including WC, wash basin, bath and a separate enclosed shower cubicle.

Outside

The rear garden offers a pleasant westerly aspect and privacy, a terrace adjoins the garden room providing an ideal space to relax and enjoy al fresco dining. A lawn area is enclosed with well established borders and mature hedging. A gate opens to a rear pathway, leading onto the bank overlooking The River Test.

Parking

Parking is provided for several vehicles, a double garage has power, lighting and an up and over door.

Location

Located at the end of Mill Lane, Millstream Rise is a quiet cul de sac, tucked away in peaceful setting on a short level walk into the heart of the town.

Sellers Position

Found a newly built property to purchase

Tenure

Freehold

Heating

Gas central heating

Primary School

Romsey Ce Primary School

Secondary School

The Romsey Academy

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.

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