







18 Abbess Close | £850,000

Romsey, Hampshire, SO51 0AR

Henshaw Fox









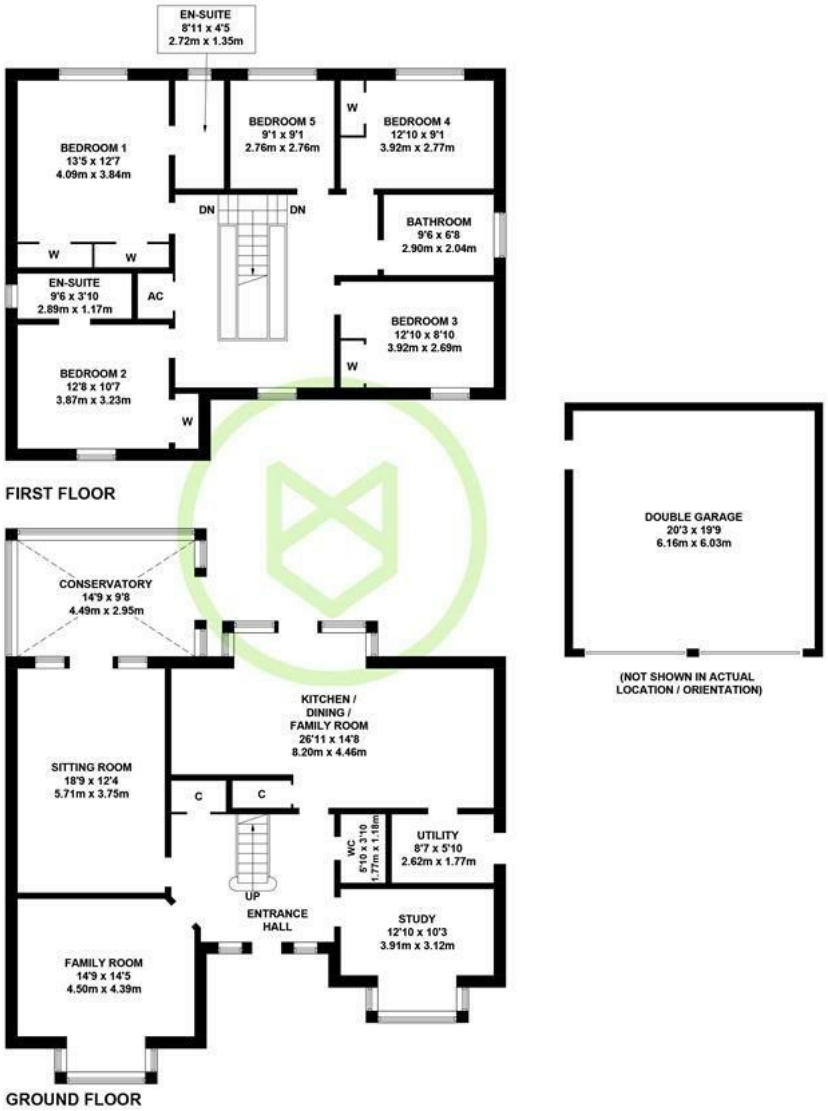




18 Abbess Close

Romsey, Hampshire, SO51 0AR

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1286 SQ FT / 119.5 SQ M
FIRST FLOOR = 1092 SQ FT / 101.5 SQ M
DOUBLE GARAGE = 400 SQ FT / 37.2 SQ M
TOTAL = 2778 SQ FT / 258.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1311802)

Summary

Tucked away at the end of a private road and enjoying an attractive outlook over woodland, this impressive detached home offers spacious and beautifully presented accommodation throughout. The property features four double bedrooms, a versatile fifth bedroom/dressing room, two en-suite shower rooms and a family bathroom. The ground floor includes a sitting room, family room, study, conservatory, utility room and cloakroom, together with a superb open-plan kitchen/dining/family room opening onto the south-facing rear garden. Further benefits include ample driveway parking, a double garage and a highly private setting.

Features

- Executive detached house positioned overlooking woodland
- Five bedrooms, two en-suites and a four piece family bathroom
- Sitting Room, family room, study and conservatory
- Driveway parking leading to double garage
- Open plan kitchen/dining/family room, utility room and ground floor WC
- Southerly facing rear garden
- Quietly situated at the end of a private road

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
A welcoming entrance hall immediately sets the tone for this impressive home, offering a bright and spacious first impression. From here, a striking staircase rises to the first floor, whilst doors lead to the principal reception rooms, the ground floor WC and useful storage cupboards. The sitting room is a particularly inviting space, centred around a feature log-burning stove which creates a warm and cosy atmosphere. Double doors open through to the conservatory, providing an additional reception area with pleasant views over the rear garden and direct access outside. Undoubtedly a highlight of the property is the superb open-plan kitchen/dining/family room, designed with modern living in mind, this generous space provides the ideal environment for both everyday family life and entertaining. The kitchen is fitted with an extensive range of contemporary units complemented by quality work surfaces and a selection of integrated appliances, whilst the adjoining dining and family areas offer excellent flexibility. A separate utility room provides further storage and appliance space, together with convenient access to the side of the property. Positioned at the front of the home are two additional reception rooms, both enjoying attractive outlooks and offering versatility to suit a variety of needs. Currently arranged as a study and a family room, these spaces could equally serve as a dining room, playroom, snug or additional home office if required. Completing the ground floor accommodation is a well-appointed ground floor WC fitted with a modern suite.

First Floor
The spacious first-floor landing provides access to all five bedrooms and the family bathroom, whilst also offering access to the loft and a useful airing cupboard. The principal bedroom is a generously proportioned double room, benefiting from fitted wardrobes and a stylish en-suite shower room. Bedroom two is another excellent double room with fitted storage and its own en-suite facilities, making it ideal for guests or older children. Bedrooms three and four are both comfortable double bedrooms, each enjoying the advantage of fitted wardrobes, whilst bedroom five is a well-proportioned single room that offers excellent versatility and could equally serve as a dressing room, nursery or home office. Completing the first-floor accommodation is a beautifully appointed family bathroom, fitted with a contemporary four-piece suite including a separate shower and bath.

Outside
The beautifully maintained rear garden enjoys a desirable south-facing aspect and provides an excellent outdoor space for both relaxation and entertaining. Thoughtfully landscaped, the garden features a generous patio adjoining the property, ideal for outdoor dining and social gatherings, alongside a well-kept lawn that creates an attractive open outlook. The garden also benefits from direct access to the garage and a gate leading conveniently onto the driveway.

Parking
To the front of the property, a generous driveway provides ample off-road parking for several vehicles and leads to the substantial double garage. Offering excellent versatility, the garage benefits from electrically operated up-and-over doors, power and lighting, together with useful storage space within the roof void, making it ideal for a variety of practical requirements.

Location
Abbess Close is located on the edge of in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of residents, this pleasant and very popular area includes park areas, a nature reserve, a local shop, community hall, community sports centre, takeaways and a café

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
2013

Tenure
Freehold

Heating
Gas central heating

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.

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