







23 Saxon Way | £495,000

Halterworth, Romsey, Hampshire, SO51 5QB

Henshaw Fox









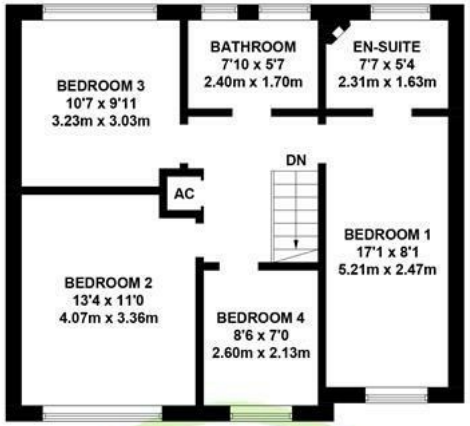




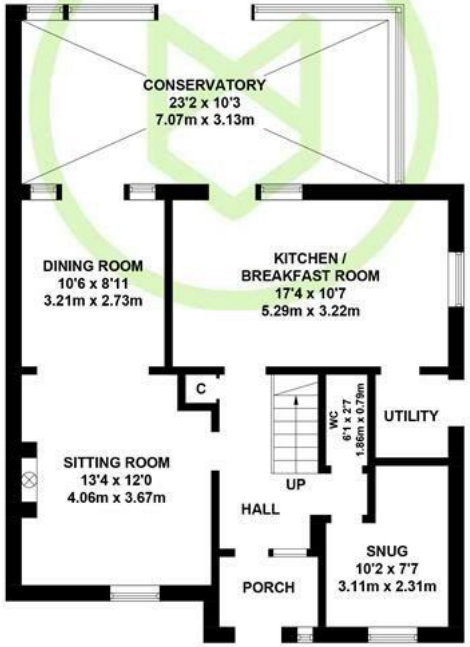
23 Saxon Way

Halterworth, Romsey, Hampshire, SO51 5QB

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



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 953 SQ FT / 88.5 SQ M
FIRST FLOOR = 644 SQ FT / 59.8 SQ M
TOTAL = 1597 SQ FT / 148.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1348698)

Summary

An immaculately presented and beautifully extended semi-detached home, set within the highly sought after district of Halterworth. The generous accommodation includes four well proportioned bedrooms, with the principal bedroom benefiting from a stylish en-suite, alongside a modern family bathroom. The ground floor offers a bright sitting room opening to a separate dining area, a versatile snug, a contemporary open plan kitchen/breakfast area, a practical utility room and a spacious conservatory overlooking the garden. Outside, the home enjoys a beautifully landscaped, south facing rear garden and ample driveway parking to the front.

Features

- Extended semi-detached house
- Four bedrooms
- En-suite shower room, family bathroom and downstairs cloakroom
- Flexible snug/office place
- South facing garden
- Ample driveway parking
- Located within the sought after district of Halterworth

EPC Rating

Energy Efficiency Rating
Current C
Potential B

23, Saxon Way,
Halterworth, Romsey, Hampshire, SO51 5QB

Ground Floor
Upon entering, a useful porch provides practical storage for coats and shoes before opening into the entrance hall, which gives access to the sitting room, snug, cloakroom with WC and wash basin, kitchen/breakfast area, storage cupboard and stairs rising to the first floor landing. The bright and airy sitting room is anchored by a log burner, which creates a real focal point, and connects directly through to the dining room, a space equally suited to use as a play area or music room. The snug is a versatile room that would work equally well as a home office. The modern, open plan kitchen/breakfast area is very much the hub of the home, with a range of wall and base units, space for a dining table and chairs, and built-in appliances including a full height fridge, full height freezer, hob with extractor above and dual ovens, together with a dishwasher. A handy utility area offers a side access door, plumbing for washing machine and separate sink. Set across the rear of the home, the flexible conservatory currently provides both a seating area and dining table, and would be equally well suited to guest or recreational use, with double doors opening onto the rear garden.

First Floor
The first floor landing provides access to all four bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a generous double with ample space for freestanding wardrobes and benefits from a modern en-suite, finished with stylish floor to ceiling tiling and comprising a walk-in shower, WC, wash basin and heated towel rail. Bedroom two, formerly the principal bedroom prior to the extension, is another well-proportioned double, with a large window filling the room with natural light. Bedroom three is also a good double and enjoys pleasant views over the rear garden, while bedroom four is a comfortable single, equally well suited to use as a home office or study. Completing the floor is the modern family bathroom, which features floor to ceiling tiling, a shower over the bath, WC, wash basin and heated towel rail.

Outside
The beautifully landscaped rear garden enjoys a desirable south facing aspect, making the most of the sunshine throughout the day. A generous adjoining patio provides an ideal space for outdoor seating and entertaining. Further features include a timber shed and a hot tub, a pathway leads around the property and back out to the front.

Parking
Driveway parking to the front

Location
The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows Nature Reserve.

Tenure
Freehold

Sellers Position
Buying on

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.

Heating
Gas

Infant and Junior School
Halterworth Primary School

Secondary School
The Mountbatten Secondary School

Council Tax
Test Valley - Band C

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