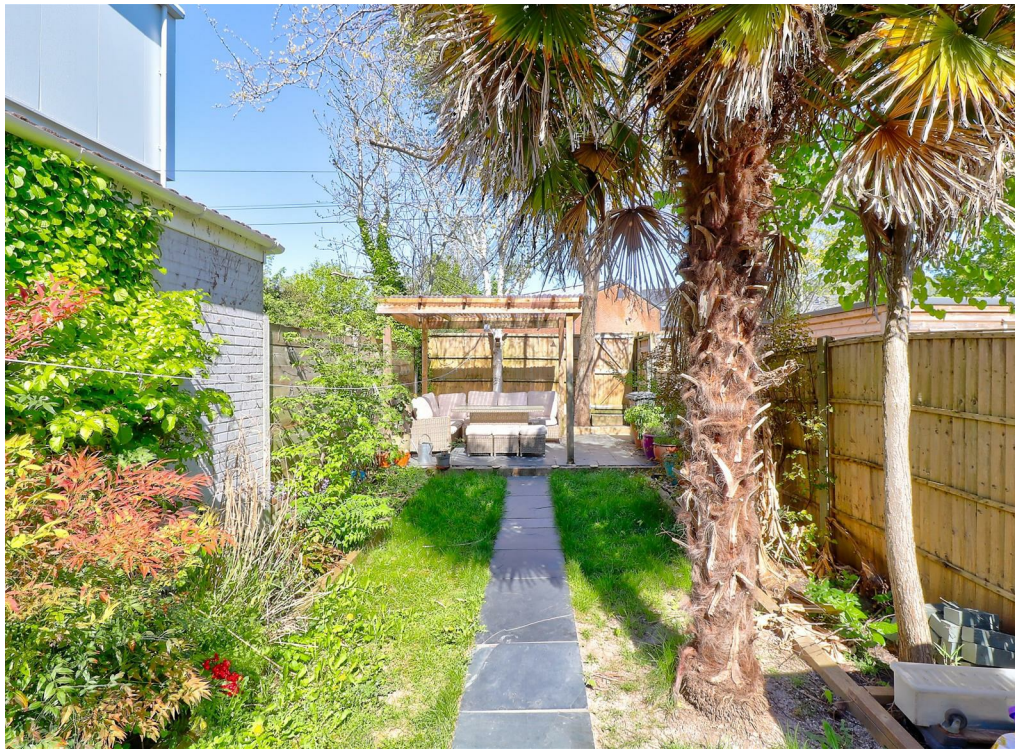




44 Winchester Road | £425,000  
Romsey, Hampshire, SO51 8JA





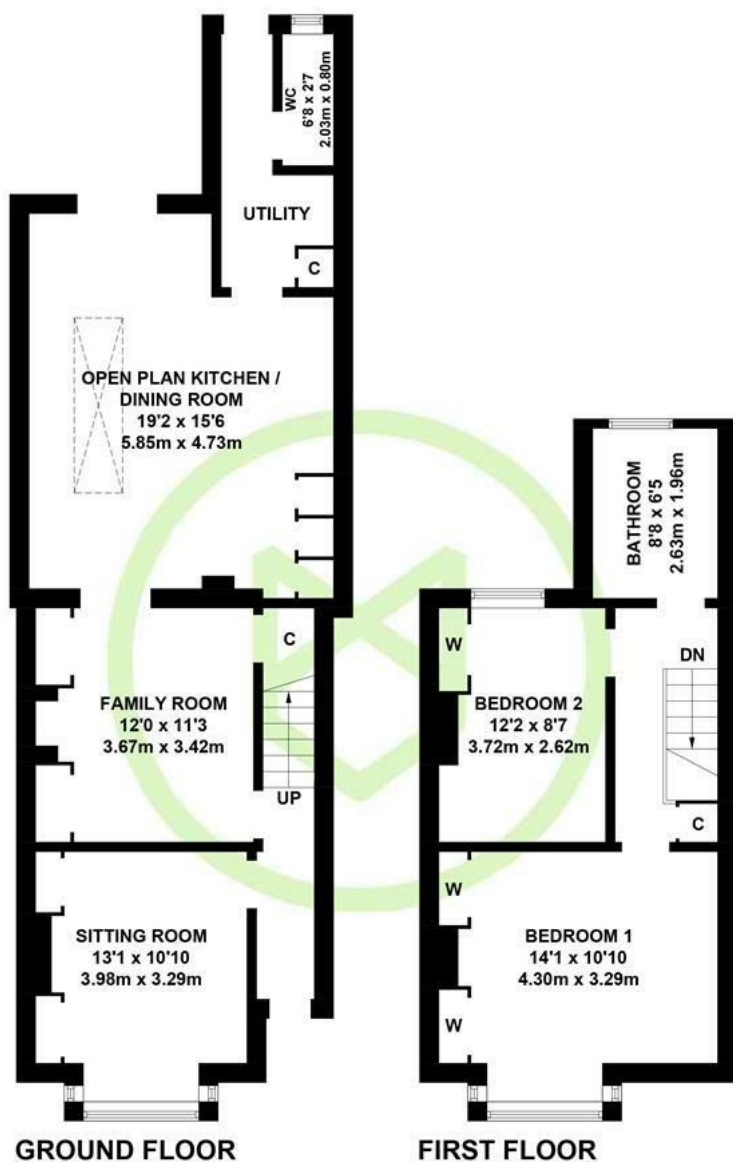


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01794 521339 / 02382 541100  
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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 698 SQ FT / 64.9 SQ M  
 FIRST FLOOR = 402 SQ FT / 37.4 SQ M  
 TOTAL = 1100 SQ FT / 102.3 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1273918)

## Summary

An immaculate and thoughtfully extended Edwardian home, superbly positioned within the heart of Romsey Town, offering beautifully presented accommodation throughout. The first floor comprises two generous double bedrooms and a modern family bathroom, whilst the ground floor features a cosy sitting room which could also serve as a guest bedroom, a versatile family room with charming log burner, and an impressive open-plan kitchen/dining area forming the true hub of the home. Further benefits include a separate utility room and downstairs cloakroom. Outside, the property enjoys a wonderfully landscaped and well-enclosed rear garden, providing an attractive and private setting to complement this exceptional home.

## Features

- Extended and modernised Edwardian home
- Open plan kitchen/dining area with separate utility area
- Two upstairs bedrooms and versatile downstairs guest bedroom
- Beautifully landscaped rear garden which is well enclosed
- Family bathroom and downstairs cloakroom
- Positioned within Romsey Town centre

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential B

# 44, Winchester Road, Romsey, Hampshire, SO51 8JA

## Ground Floor

Upon entry, a welcoming entrance hall provides access to the sitting room, which could equally serve as a ground floor bedroom, the family room and stairs rising to the first-floor landing. Positioned at the front of the home, the sitting room is beautifully presented and benefits from ample built-in storage, a large bay window allowing for plenty of natural light, and an open fireplace that creates an attractive focal point. Centrally located, the versatile family room forms the heart of the home and provides seamless access to the kitchen/dining area, with a charming log burner adding further character and warmth. To the rear, the extended open-plan kitchen/dining room serves as the true hub of the home, finished to a high modern standard while complementing the property's period charm. A striking lantern skylight floods the space with natural light, while a substantial breakfast bar with inset sink, a range of built-in storage units and integrated appliances including fridge, freezer and dishwasher enhance both style and practicality. There is ample space for a dining table and chairs, with a single door opening onto the rear garden, creating an ideal setting for entertaining. The utility room offers additional convenience with plumbing for a washing machine, and the ground floor cloakroom comprises a WC and wash hand basin. A further door provides additional access to the rear garden.

## First Floor

The first-floor landing gives access to two well-proportioned double bedrooms, the family bathroom and a particularly useful storage cupboard. The principal bedroom is an excellent-sized double, beautifully presented and enhanced by a large bay window that allows for plenty of natural light, together with built-in storage. Bedroom two is also a comfortable double, benefiting from fitted storage and a pleasant outlook over the rear aspect. The modern family bathroom is finished to a high standard and comprises a contemporary suite with shower over bath, WC and wash hand basin.

## Outside

The rear garden has been beautifully landscaped and is well enclosed, creating a private and tranquil outdoor space. Immediately adjoining the property is a paved patio area, ideal for al fresco dining and entertaining, leading onto a well-maintained lawn. A further patio area is positioned at the end of the garden, providing an additional seating area to enjoy throughout the day. An access gate to the rear offers convenient pedestrian access.

## Parking

Rent a space at the rear

## Location

The delightful market town of Romsey offers an excellent range of amenities, including a Waitrose, a variety of independent shops, a library, cafés, restaurants, bars, doctors' surgeries, and dental practices. The town is also well known for its picturesque walks and the historic Romsey Abbey, adding to its enduring appeal. Regular bus services to Winchester, Eastleigh, and Southampton are conveniently available from a stop located just opposite the property. For those commuting further afield, the M27 is easily accessed at Junctions 2 and 3, providing excellent links to Southampton, Salisbury, and Winchester, as well as onward connections to the M3 and London.

## 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

## Heating

Gas

## Infant and Junior School

Romsey Primary School

## Secondary School

The Romsey Academy

## 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.

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