



The White Cottage | £475,000

65 Cherville Street, Romsey, Hampshire, SO51 8FB





Henshaw Fox



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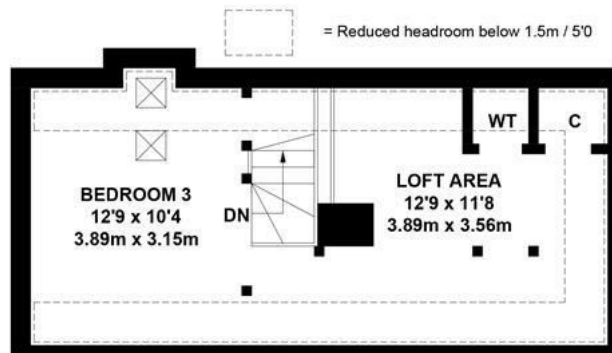
Henshaw Fox

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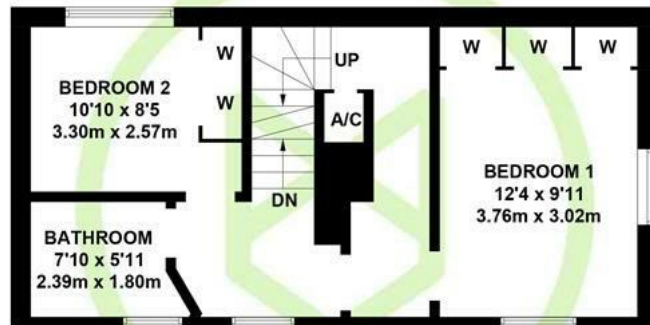
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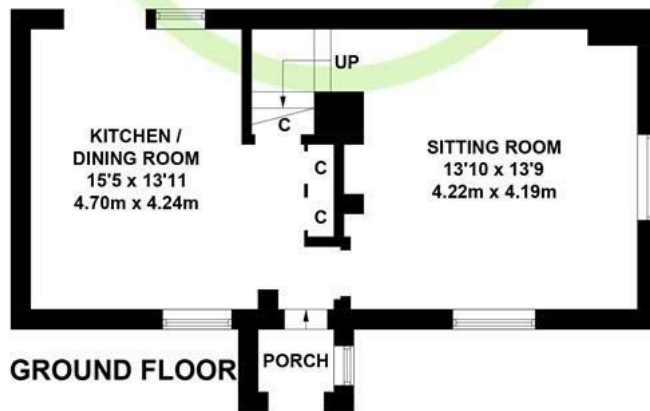




SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 436 SQ FT / 40.5 SQ M
 FIRST FLOOR = 436 SQ FT / 40.5 SQ M
 SECOND FLOOR = 370 SQ FT / 34.4 SQ M
 TOTAL = 1242 SQ FT / 115.4 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1287001)

Summary

A beautiful Grade II listed cottage within the heart of Romsey town centre, offering a wealth of charm and character and with the added benefit of off road parking. The accommodation offers three bedrooms, a refitted bathroom, sitting room with wood burning stove, a kitchen/dining room and a low maintenance southerly facing rear garden.

Features

- A period cottage located within the heart of Romsey town centre
- Off road parking within a private car park
- Three bedrooms and refitted family bathroom
- Sitting room with pleasant double aspect and wood burning stove
- Kitchen/dining room opening to garden
- Courtyard rear garden with a pleasant southerly aspect and a lawned front garden
- A short walk away from excellent local amenities

EPC Rating

Energy Efficiency Rating
 Current N/A
 Potential N/A

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Ground Floor

The front door opens into the porch way and a further door opens into the kitchen/dining room. The kitchen/dining room is fitted with a range of soft closing cupboards and drawers, solid oak worktop surface, included is a 'Rangemaster' oven with extractor canopy over, an integrated dishwasher, an integrated washer/dryer and there is space for a fridge/freezer. A door leads to the rear garden and there is access to the under stairs storage cupboard. The sitting room benefits from a pleasant double aspect overlooking the front and side of the home. The wood burner provides the perfect focal point and an opening leads to the staircase which provides access to the first floor.

First Floor

The first floor landing is bright and airy and provides access the second floor via the staircase, access to bedroom one, bedroom two and the family bathroom. Bedroom one is a large double room benefiting from a pleasant double aspect overlooking the front and side of the home, the room benefits from fitted wardrobes. Bedroom two is a good size room benefiting from fitted wardrobes and views over the rear of the property. The family bathroom has been refitted with a modern white suite comprising WC, wash basin, bath with shower over and a heated towel rail.

Second Floor

The stair case leads into bedroom three, a double room with two skylight windows overlooking the rear of the home as well as Romsey Abbey, please note bedroom three has restricted head height. Access is provided to the loft area which has many potential uses and is currently used as a large storage area.

Outside

The low maintenance rear garden offers a pleasant southerly aspect, a gate provides pedestrian access to the rear. The front garden is mainly laid to lawn with shrub borders and a pathway leading to the front door.

Parking

A parking space is available in the car park to the left of the home, permit parking is also available on Cherville Street.

Location

Cherville Street is situated within the town centre and all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey train station is also located a short walk from the property.

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 issuing a memorandum of sale, 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

Looking for forward purchase

Tenure

Leasehold

Length of Lease

150 Years from 1980

Ground Rent

£25 Per Year
Ground rent increases to £50 after first 50 years, then to £100 after second 50 years

Age

1800s

Primary School

Romsey Abbey Ce Primary School

Secondary School

The Romsey Academy

Council Tax

Band D - 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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