



62 Cherville Street | £360,000
Romsey, Hampshire, SO51 8FD

 Henshaw Fox



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Romsey, Hampshire, SO51 8FD

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 281 SQ FT / 26.1 SQ M
 FIRST FLOOR = 189 SQ FT / 17.6 SQ M
 SECOND FLOOR = 165 SQ FT / 15.3 SQ M
 TOTAL = 635 SQ FT / 59 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID11260313)

Summary

Originally dating back to circa 1834, this characterful yet modern home has been thoughtfully renovated to an exceptional standard and is conveniently located within walking distance of Romsey town centre. Offered with no onward chain, the property features two double bedrooms, a contemporary shower room, a modern kitchen, a sitting room with a feature fireplace and a separate dining area. Outside, the home benefits from a surprisingly spacious rear garden, enjoying privacy, a westerly facing aspect and charming views of Romsey Abbey, creating a delightful and versatile outdoor retreat.

Features

- Offered with no onward chain
- Recently renovated throughout
- Modern kitchen and shower room
- Two double bedrooms
- Surprisingly spacious rear garden
- Positioned within walking distance of Romsey Town centre

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C

62, Cherville Street, Romsey, Hampshire, SO51 8FD

Ground Floor

Upon entry, the sitting room is a welcoming space featuring stunning herringbone oak veneer flooring that flows throughout the ground floor, original exposed ceiling beams, fireplace and a sash window to the front aspect. The dining area offers flexibility and connects seamlessly to the kitchen, with stairs to the first-floor landing and handy under-stairs storage. The recently renovated galley-style kitchen is finished with a quartz worktop and a range of built-in appliances, including a fridge, oven, induction hob with extractor and dishwasher. Two pedestrian doors provide direct access to the outside

First Floor

The first-floor landing provides access to the principal bedroom, shower room, and stairs to the second floor. The main bedroom is a spacious double, complete with built-in wardrobes, a feature fireplace and exposed brick walls that add character and charm. The modern shower room is beautifully appointed, with floor-to-ceiling tiles, a large walk-in 'Matki' shower, 'Villeroy & Boch' WC and wash basin, and a convenient towel rail, combining style and functionality

Second Floor

Stairs from the first-floor landing lead to the second floor, opening onto bedroom two which is a spacious double room that would also make an ideal home office or recreational space. Featuring a dormer window and an exposed brick feature wall, it combines natural light with character, creating a bright and inviting atmosphere

Outside

Accessed via a door from the kitchen, the rear garden is a surprisingly spacious and tranquil retreat. Recently re-landscaped, it features a York Stone patio adjoining the house, thoughtfully designed garden beds, a selection of fruit trees, and a newly established hedgerow at the far end. Mainly laid to lawn, the garden 'dog-legs' to an open area enjoying a westerly facing aspect, privacy, and delightful views of Romsey Abbey, creating a versatile outdoor space

Parking

Permit parking available

Location

Cherville Street is situated in the centre of Romsey within a level walk of all the extensive amenities this market town has to offer, including Waitrose, Romsey Library, coffee shops, restaurants, bars, Doctors Surgery's, Dentists, some stunning walks and Romsey Abbey. Romsey Train Station is approximately 1 mile 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 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

Sellers Position

No onward chain

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.

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