



6 Southampton Road | £1,350,000
Romsey, Hampshire SO51 8AF



 Henshaw Fox



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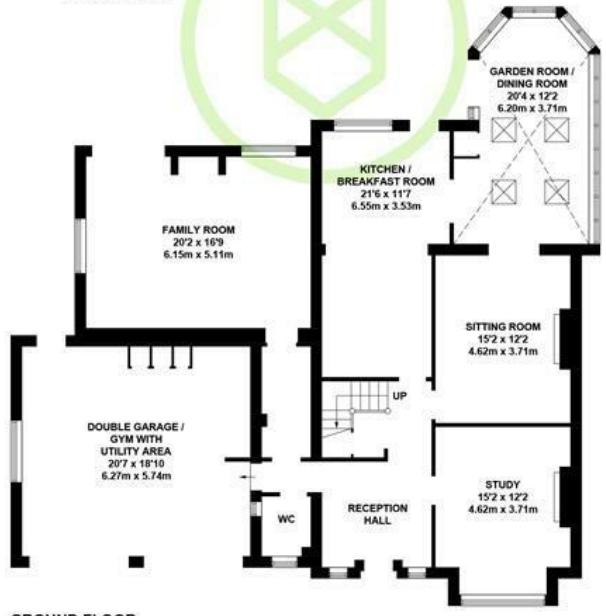
6 Southampton Road
Romsey, Hampshire SO51 8AF

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Summary

A distinguished and superbly positioned detached residence, approaching 3,000 sq. ft of beautifully appointed accommodation and set within a generous plot of 0.25 of an acre. Perfectly placed within an effortless stroll of Romsey town centre and its excellent amenities, this impressive home provides five double bedrooms, with an luxurious en-suite serving bedroom one, a modern family shower room serves the remaining bedrooms. On the ground floor, the generous living space includes a sitting room, family room and study, a kitchen/breakfast room leads into the garden/dining room, which overlooks the low maintenance gardens. Further highlights include a double garage with integrated utility area, a separate workshop, low-maintenance private gardens, and a block-paved driveway offering excellent parking provision.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1867 SQ FT / 173.5 SQ M
FIRST FLOOR = 1126 SQ FT / 104.6 SQ M
GARDEN STORE / WORKSHOP = 217 SQ FT / 20.2 SQ M
TOTAL = 3210 SQ FT / 298.3 SQ M
(INCLUDING DOUBLE GARAGE / EAVES)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1258803)

Features

- An enviable detached residence located within Romsey town centre
- Floor space approaching 3,000 sq. ft and a generous plot measuring approximately 0.25 of an acre
- Five double bedrooms, en-suite serving bedroom one and a further family shower room
- Sitting room, family room, study, garden/dining room and kitchen/breakfast room
- Double garage, with utility area, currently used as a home gym
- Large secure garden store/workshop, fully insulated with zinc roof, power and lighting
- Low maintenance rear garden, measuring approximately 110ft in length
- Block paved driveway parking for several vehicles

EPC Rating

Energy Efficiency Rating
Current: 64/D
Potential: 72/C

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Ground Floor

The welcoming entrance hallway provides access to all principal ground-floor rooms, along with the downstairs WC and the integral double garage. Solid oak flooring extends through much of the ground level, enhancing the sense of light and space throughout. The sitting room offers a warm and inviting retreat, featuring fitted cabinetry flanking a wood-burning stove which provides the perfect focal point for the room. The study is thoughtfully arranged with fitted furniture including a desk with shelving above and additional shelving flanking an attractive feature fireplace, a bay window overlooks the front of the home and provides an ideal position for a secondary desk area. The family room offers a versatile additional reception, perfect as a second sitting room, games room, reading room or playroom, double doors open to the rear garden. The kitchen/breakfast room is fitted with a bespoke range of cupboards and drawers, a fitted breakfast bar, granite work surfaces incorporating a double sink with water softener and filtration system beneath. Integrated appliances include a dishwasher, 'Miele' microwave, twin 'Miele' ovens, 'Miele' hob with extractor canopy over, and space for an 'American' style fridge/freezer, a heated towel rail and stable doors that open to the garden complete this superb space. An opening leads into the garden/dining room, a wonderfully bright space enjoying views across the rear gardens. The downstairs WC is fitted with a contemporary suite comprising WC, wash basin and heated towel rail.

First Floor

The light and generously sized landing provides access to all five double bedrooms, the family shower room and the loft space, with a charming split-level staircase adding character as you ascend. To the right lies the principal suite, an impressive double bedroom featuring three sets of built-in double wardrobes and enjoying views to both the front and rear of the home. The en-suite is fitted with a contemporary suite including WC, wash basin and a generous double shower cubicle. Bedrooms two, three, four and five are all comfortable rooms, with bedroom five further benefiting from access to useful eaves storage. The family shower room is appointed with a modern suite comprising WC, wash basin, walk-in double shower and a heated towel rail.

Outside

The gardens are a notable feature of the property, with the overall plot extending to approximately 0.25 of an acre and providing an attractive, low-maintenance setting. To the rear, paving adjoins the back of the house, with a pathway leading to the garden store/workshop which is insulated, has a zinc roof, power and lighting. A substantial portion of the garden has been laid with artificial lawn, complemented by a smaller section of natural lawn, while established trees, hedging and enclosed fencing create a sense of privacy and maturity. In total, the rear garden extends to around 110ft in length.

Parking

A block paved driveway provides parking for several vehicles, the current owner is able to park five vehicles. A double garage has two electric doors, power, lighting and is currently used for storage and as a home gym. A utility area has space and plumbing for a washing machine, space for a tumble dryer and a range of fitted storage. A door opens to the rear garden.

Location

Southampton Road is situated within a short level walk of Romsey town centre and all the extensive amenities this market town has to offer, including a Waitrose, Romsey Library, Romsey Rapids Sports Complex, a variety of coffee shops, restaurants and bars, as well as doctors surgeries and dentists. The town enjoys a welcoming community atmosphere, beautifully kept public spaces and excellent transport links, making it a highly desirable setting.

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

Looking for forward purchase

Age

1920s

Tenure

Freehold

Heating

Gas central heating

Primary School

Romsey Primary 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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