



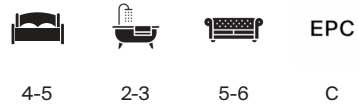
HAM HOUSE, THE CRESCENT

Romsey, Hampshire



ROMSEY, TEST VALLEY

A picturesque Edwardian detached family house with mature gardens, dating back to 1895, with later additions and modernisations.



Local Authority: Test Valley Borough Council

Council Tax band: G

Tenure: Freehold

Offers in excess of: £1,500,000



Welcoming you in, is a charming reception hall, which leads to a triple aspect drawing room filled with natural light, a fireplace with wood burning stove and access to the garden terrace. The dining room, which flows into the glass store room, has double aspect garden views and fireplace. To the left of the hall is the sitting room and kitchen/breakfast room, being the heart of the home. The large skylight and double French doors enhance the sense of warmth and natural light while accommodating another dining area. Additionally, the ground floor features a utility room, a downstairs cloakroom and access into the integrated double garage. The first floor includes a well-sized principal bedroom with an en suite shower room, and an adjoining balcony with a further double bedroom benefiting from breathtaking views of the garden. There are two additional double bedrooms, a study area and a family bathroom. The upstairs of the double garage has been converted to a self-contained one bedroom annexe, including a kitchen, living space and bathroom. The house is accessed through an electric gate, leading to a gravel, private driveway with ample parking and an integrated double garage. The south-facing, private rear garden provides a garden terrace ideal for 'al fresco' dining surrounded by blooming flower beds as well as a laid to lawn garden, a wildlife area, an additional seating area, a productive kitchen garden, and a large Alitex greenhouse.

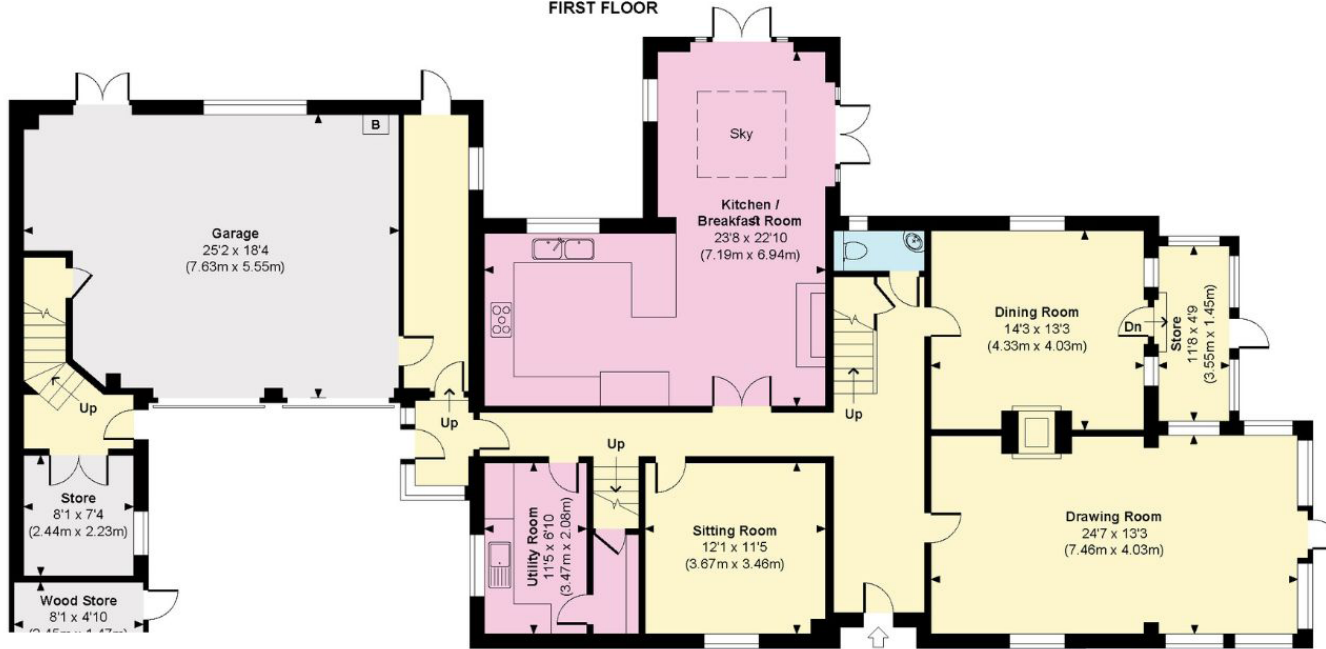




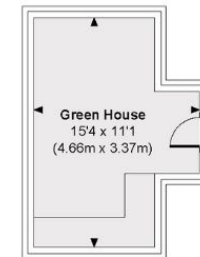


Ham House

Approximate Gross Internal Area
 Main House = 2841 Sq Ft / 263.93 Sq M
 Annexe = 667 Sq Ft / 61.97 Sq M
 Garage = 437 Sq Ft / 40.55 Sq M
 Wood Store = 42 Sq Ft / 3.87 Sq M
 Green House = 140 Sq Ft / 12.94 Sq M
 Garden Shed = 58 Sq Ft / 5.40 Sq M
Total = 4184 Sq Ft / 388.66 Sq M
 Outbuildings are not shown
 in correct orientation or location.



GARDEN SHED



GREEN HOUSE

Approximate Gross Internal Area = 4154 sq m / 388.66 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Ed Hunt
edward.hunt@knightfrank.com
01962 677236

Knight Frank Winchester
14-15 Jewry Street, Winchester
SO23 8RZ

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.