



12 Meon Road | £425,000  
Halterworth, Romsey, Hampshire, SO51 5PU





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# Summary

An extended semi-detached home, quietly positioned within a peaceful closed road and enjoying a westerly facing rear garden, perfect for soaking up the afternoon and evening sun. The home is ideally located just a short walk from Halterworth Primary School and The Mountbatten secondary school. The accommodation comprises four well-proportioned bedrooms, a family bathroom, a comfortable sitting room, a kitchen/breakfast room, a dining room and study. Externally, there is driveway parking and a garage, providing practical convenience to complement the generous living space.



## Features

- Extended semi detached home within catchment for Halterworth Primary and The Mountbatten Secondary School
- Four bedrooms and a family bathroom
- Sitting room, dining room and study
- Kitchen/breakfast room
- Westerly facing rear garden
- Driveway parking and garage
- Pleasant westerly facing rear garden

## EPC Rating

Energy Efficiency Rating  
Current D TBC  
Potential C TBC

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 656 SQ FT / 61.0 SQ M  
FIRST FLOOR = 555 SQ FT / 51.6 SQ M  
OUTBUILDING = 221 SQ FT / 20.5 SQ M  
TOTAL = 1432 SQ FT / 133.1 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1278527)

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## Ground Floor

The hallway provides access to the sitting room, the kitchen/breakfast room and first floor via the stair case. The sitting room has a large window looking out the front garden and a door opens to the dining room, the fireplace provides the perfect focal point. The kitchen/breakfast room is fitted with a range of cupboard and drawers, a double oven and fitted hob. There is space for a range of appliances, including a fridge/freezer, dishwasher, washing machine and tumble dryer, a door opens to the side of the home and a further door leads into the dining room. The dining room overlooks and has doors opening to the garden, there is space for the dining suite and an opening into the study.

## First Floor

The first floor landing provides access to the four bedrooms, the family bathroom, airing cupboard and loft space. Bedrooms one, two and three are double rooms, bedroom one benefits from fitted wardrobes. Bedroom four is good sized single room. The bathroom is fitted with suite comprising WC, wash basin and bath.

## Outside

The rear garden offers a pleasant westerly aspect, a paved area adjoins the dining room, there is an area laid to lawn and a large raised vegetable bed. A pathway leads to the side of the home and to the driveway, a door opens to the garage and the store room behind.

## Parking

Driveway parking leads to the garage.

## Location

The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows Nature Reserve.

## 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

## Tenure

Freehold

## Heating

Gas central heating

## Primary School

Halterworth Primary School

## Secondary School

The Mountbatten School

## 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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