



## Walnut Cottage Romsey Road

Whiteparish, SP5 2SA

£325,000



A detached character property offering huge levels of potential, sitting in the heart of this popular village. Walnut Cottage has been a well loved family property but now requires extensive modernisation throughout. Accommodation comprises entrance porch, hall, sitting/dining room, generous kitchen, ground floor bathroom, utility porch and three bedrooms. Outside Walnut Cottage has a generous yet manageable garden predominantly to the front and one side, with a substantial brick stable/workshop (4.5m x 3m) also offering huge potential. Scope also exists to create off road parking (subject to consent). Abutting the Romsey Road, Walnut Cottage sits within the heart of Whiteparish with the village church, shop/post office, doctors surgery, two public houses and primary school are all within walking distance. This attractive village provides great access to Romsey, Salisbury and Southampton/M27. This is a fantastic opportunity for those buyers looking for a project.



Directions

Proceed to Whiteparish from Salisbury following the Romsey Road through the village. On passing the church on your right Walnut Cottage can be found on your right hand side.

Double Glazed Front Door to:

Entrance Lobby

Double glazed window.

Entrance Hall

Stairs to first floor.

Living Room 13'5" x 10'11" (4.1m x 3.35m )

Double glazed window to front. Stone fireplace with double radiator.

Dining Room 8'0" x 9'10" (2.45m x 3m )

Double glazed window to rear. Radiator.

Kitchen 12'5" x 10'11" (3.8m x 3.35m )

Dated range of wall and base units. Inset stainless steel sink, space for cooker, fridge. Wall mounted gas boiler. Full height cupboard. Double glazed window overlooking the front garden. Space for table.

Rear Lobby

Understair cupboard.

Bathroom

White suite comprising WC, basin and bath with electric shower over. Tiled splashbacks, obscure double glazed window and radiator.

Utility/Porch 8'0" x 7'10" (2.45m x 2.4m )

Double glazed window to rear and door to side. Plumbing for washing machine.

First Floor Landing

Bedroom One 13'7" x 10'11" (4.15m x 3.35m )

Double glazed window to front and side. Built in double wardrobe, radiator. Overstair cupboard and fireplace.

Bedroom Two 13'9" x 9'10" (4.2m x 3m )

Double glazed window to front. Double wardrobe, radiator.

Bedroom Three 13'7" x 8'2" (4.15m x 2.5m )

Double glazed window to rear. Radiator.

Outside

To the front of the property is a flat area of lawn enclosed by wall and fencing. Path to the front door and side. The lawn continues to the side of the house where the stable/workshop can be found. To the rear of the property is a pedestrian path.

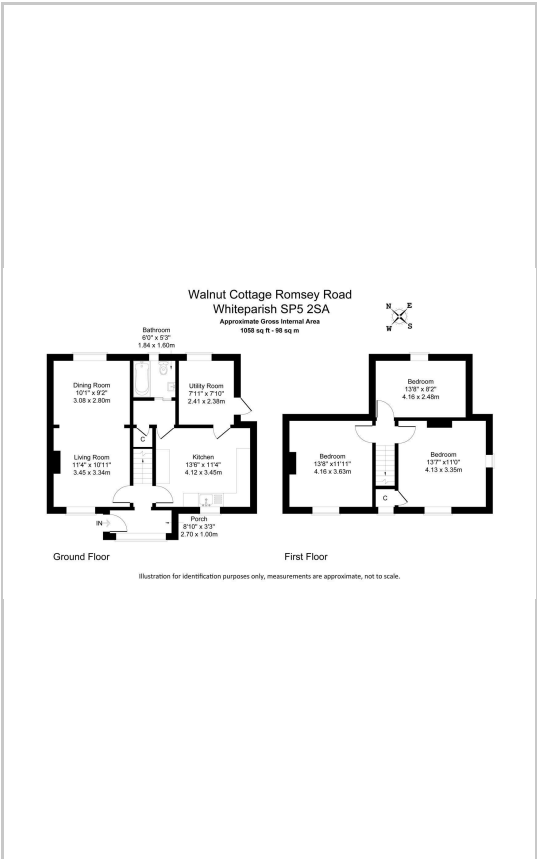
Stable/Workshop 14'9" x 9'10" (4.5m x 3m )

With power and light.

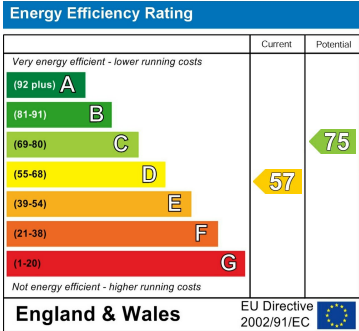
Area Map



Floor Plans



Energy Efficiency Graph



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