



Hawkwood | £850,000

Halterworth Lane, Romsey, Hampshire, SO51 9AD

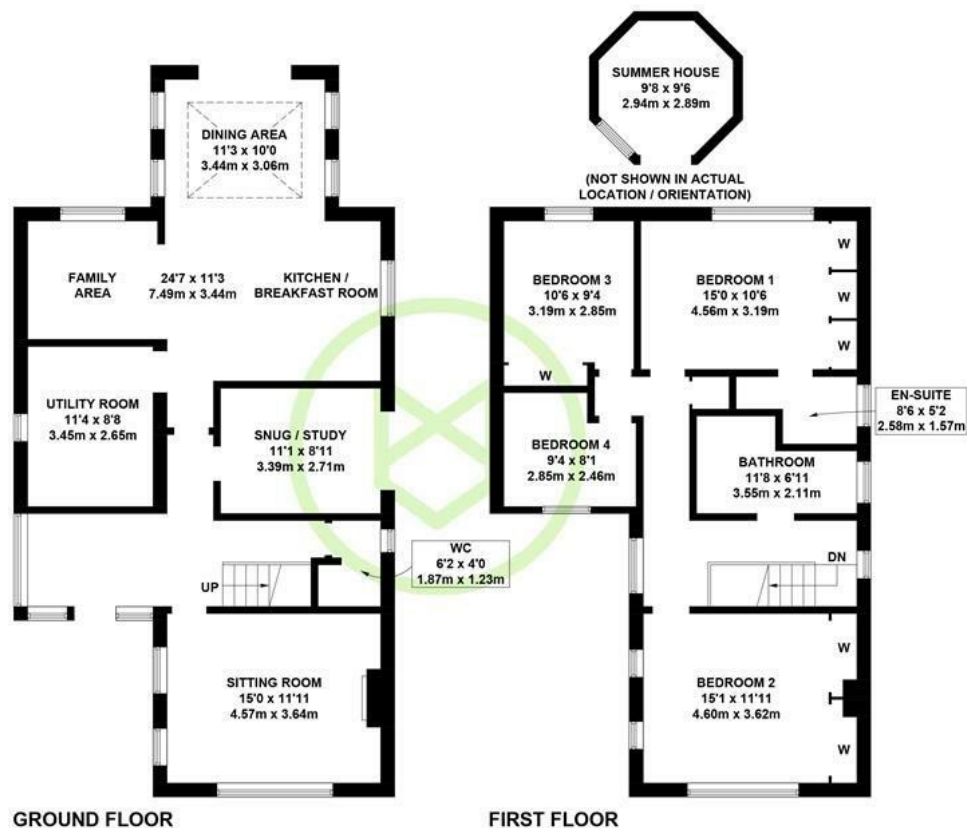




Hawkwood
Halterworth Lane, Romsey, Hampshire, SO51 9AD

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 981 SQ FT / 91.1 SQ M
 FIRST FLOOR = 798 SQ FT / 74.1 SQ M
 SUMMER HOUSE = 75 SQ FT / 7.0 SQ M
 TOTAL = 1854 SQ FT / 172.2 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1265600)

Summary

An immaculately presented detached home, extended and comprehensively renovated over the years by the current owners, offering beautifully light and well-appointed accommodation, conveniently located within the catchment area for Halterworth Primary and The Mountbatten Secondary School. The home offers four bedrooms, an en-suite shower room and modern family bathroom. Living space includes a sitting room, snug/study, and a stunning open-plan kitchen/dining/family room opening directly onto a 110ft rear garden. Further benefits include a utility room and a downstairs WC. Outside, the property enjoys landscaped gardens offering a high degree of privacy and driveway parking for several vehicles.

Features

- Catchment for Halterworth Primary and The Mountbatten Secondary School
- Beautifully presented throughout, with bright and spacious accommodation
- Sitting room, snug/study and open plan kitchen/dining/family room
- Bespoke shutters fitted to front and side windows
- Four bedrooms, modern en-suite shower room and a four-piece family bathroom
- Landscaped gardens
- Driveway parking for several vehicles
- Near to excellent local amenities, including Tadburn Meadows Nature Reserve

EPC Rating

Energy Efficiency Rating
 Current
 Potential

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Ground Floor

The entrance hallway is approached via a stylish oak-framed porch with floor-to-ceiling glazing and a vaulted ceiling, immediately setting the tone for this impressive family home. The welcoming hallway provides access to all principal ground floor rooms along with useful understairs storage. The sitting room enjoys a pleasant double aspect, with a fireplace forming an attractive focal point. To the rear of the home, the kitchen/dining/family room is an excellent space for both entertaining and everyday family life, perfectly suited to modern living. The contemporary kitchen is centred around a generous island with breakfast bar seating and additional storage. High-quality integrated appliances include a 'Siemens' venting induction hob, two 'Siemens' ovens, full-height 'Siemens' fridge and freezer, and a 'Bosch' dishwasher. The dining area offers ample space for a full dining suite, with sliding doors opening onto the rear garden, a roof lantern and picture windows flood the area with natural light. The laundry room is fitted with stylish cabinetry, with a utility cupboard housing the washing machine, tumble dryer, and 'Vaillant' boiler. The study/snug is a versatile space, ideal as a home office, playroom, or second sitting room, with doors opening to the side of the property.

First Floor

The first floor landing provides access to all four bedrooms, the family bathroom, loft space, and an airing cupboard. Bedroom one is a generous double room overlooking the rear garden, featuring wall-length built-in wardrobes and access to an en-suite shower room. The en-suite is fitted with a modern suite comprising a WC, wash basin, enclosed shower cubicle, and heated towel rail. Bedrooms two and three also benefit from built-in wardrobes, while bedroom four is a well-proportioned bedroom. The family bathroom is fitted with a stylish four-piece suite comprising a freestanding bath, walk-in shower, WC, wash basin with storage beneath, and a heated towel rail.

Outside

The beautifully landscaped rear garden extends to approximately 110 ft in length and offers an exceptional sense of space. Paving immediately adjoins the rear of the home, creating a terrace ideal for alfresco dining and entertaining, with further expanses of lawn beyond. Established hedging and mature trees frame the garden, while a paved area at the end of the garden provides a pleasant seating area. The garden is further enhanced by a summer house, garden shed and gated side access leading to the front of the property.

Parking

There is driveway parking for several vehicles to the front of the home.

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 F - 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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