



2 Primrose Way | £539,000  
Romsey, Hampshire, SO51 7RF





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## Summary

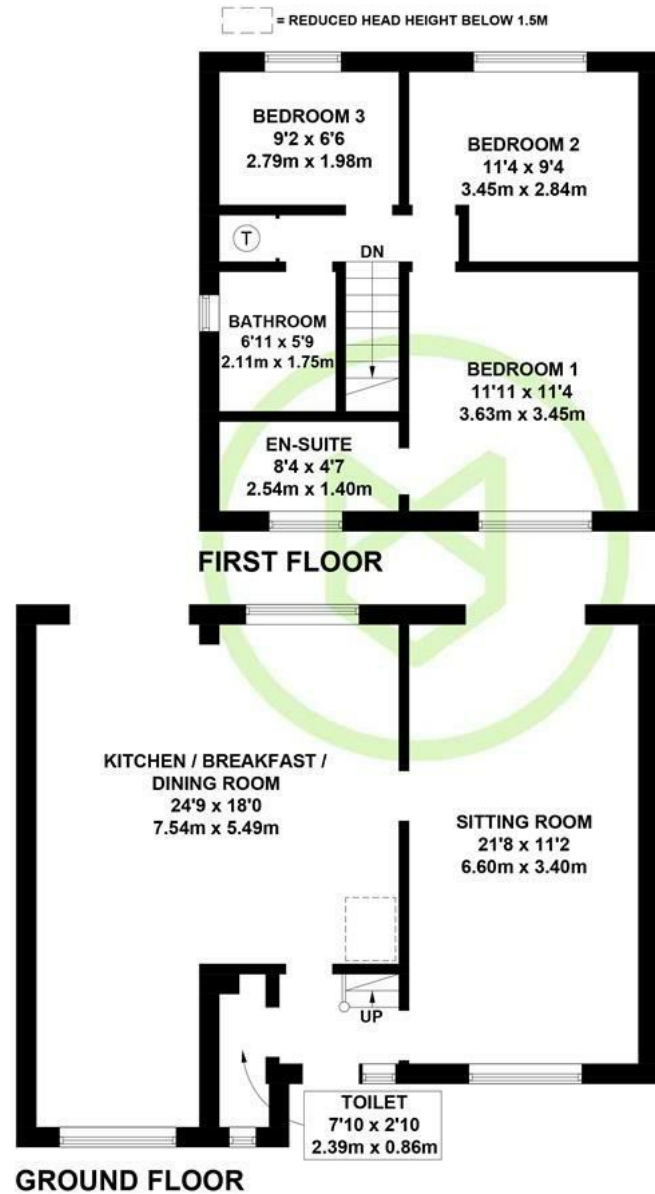
This immaculately presented detached home is ideally positioned on a quiet, no-through road, offering both privacy and convenience. The stylish, modern accommodation includes three well-proportioned bedrooms, a contemporary en-suite, family bathroom, a spacious open-plan kitchen/dining area, a separate sitting room and a practical cloakroom. Outside, the property boasts a beautifully landscaped, two-tier rear garden, thoughtfully designed for both entertaining and everyday enjoyment.

## Features

- A beautifully presented detached home
- Open plan kitchen/dining room and sitting room
- Three bedrooms, luxury en-suite and family bathroom
- Four bedrooms, luxury en-suite and family bathroom
- Block paved driveway parking
- Beautifully landscaped rear garden
- Seller found property to purchase

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 686 SQ FT / 63.7 SQ M  
FIRST FLOOR = 448 SQ FT / 41.6 SQ M  
TOTAL = 1134 SQ FT / 105.3 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1229145)

# 2, Primrose Way, Romsey, Hampshire, SO51 7RF

## Ground Floor

Step into a welcoming entrance hall that leads to the sitting room, a stylish open-plan kitchen/dining area, a contemporary cloakroom with WC and wash basin, and stairs rising to the first floor. Beautiful herringbone flooring flows seamlessly throughout the ground floor, adding a touch of elegance and continuity. The sitting room offers a calm and inviting space, featuring an internal door through to the kitchen/dining area and double doors that open onto a private patio, perfect for relaxing or entertaining. At the heart of the home is the expansive open-plan kitchen/dining room, a superb social space ideal for modern living. There's ample room for a large dining table and chairs, while a stylish breakfast bar provides additional seating or workspace. The kitchen is fitted with a range of sleek wall and base units, with space and plumbing for various appliances to suit your lifestyle. Double doors from this area also lead directly to the rear garden, creating a seamless indoor-outdoor connection.

## First Floor

The main bedroom is a spacious double, benefiting from a stylish modern en-suite with a shower, WC, wash basin, and radiator. Bedroom two is also a well-proportioned double, offering plenty of space for furnishings. Bedroom three is a comfortable single room, ideal as a child's bedroom or a versatile home office. The contemporary family bathroom features a shower over the bath, WC, wash basin, and a heated towel rail for added comfort.

## Outside

The rear garden offers a well-designed, low-maintenance layout ideal for both relaxing and entertaining. A generous patio area adjoins the rear of the home, providing the perfect spot for outdoor dining or lounging. Frosted glass screening along the border ensures excellent privacy, creating a secluded retreat. A useful side gate offers easy access, while steps lead down to a lower tier of the garden. The bottom tier is mainly laid to lawn, offering a versatile space for children to play or for further landscaping potential.

## Parking

Block paved driveway. EV charging point

## Location

Primrose Way is located off the popular Champion Drive development, approximately 1 mile from the town centre and train station, there is a local shop within a few minutes and exceptionally easy access to the towns various amenities with frequent bus routes on the Winchester Road to Romsey and Winchester.

## 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.

## Tenure

Freehold

## Sellers Position

Buying on

## Heating

Gas

## Infant and Junior School

The Cupernham Infant and Junior School

## Secondary School

The Romsey Academy

## Council Tax

Test Valley - Band E

## 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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