



1 Pine Road | £425,000
Whitenap, Romsey, Hampshire, SO51 5SG





 Henshaw Fox



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Whitenap, Romsey, Hampshire, SO51 5SG

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Summary

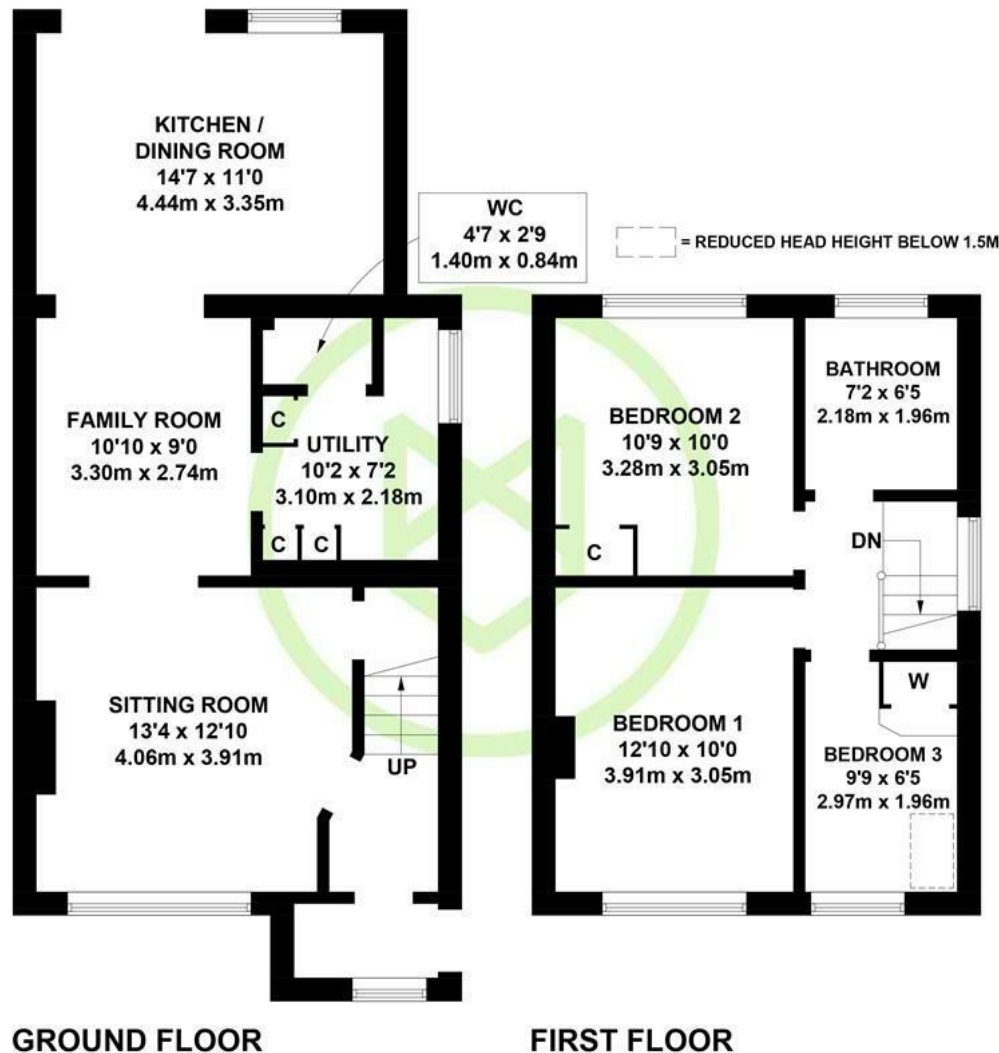
An extended and immaculately presented semi-detached home, situated within the highly sought-after Whitenap area of Romsey. Offering well-proportioned and versatile accommodation throughout, the property comprises three bedrooms, a modern family bathroom, a comfortable sitting room, a flexible second reception room, a separate utility area with cloakroom, and an extended open-plan kitchen/dining room forming the heart of the home. Outside, the property benefits from a well-maintained and enclosed rear garden, ideal for families and entertaining, together with a generous driveway providing ample off-road parking.

Features

- Extended semi-detached house
- Immaculately presented throughout
- Open plan kitchen/dining area positioned at the rear of the home
- Two receptions rooms
- Separate utility and downstairs cloakroom
- Three bedrooms
- Driveway parking for several vehicles
- Located within the quiet and sought after district of Whitenap
- Catchment for Halterworth Primary and The Mountbatten School

EPC Rating

Energy Efficiency Rating
Current D
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 608 SQ FT / 56.5 SQ M
FIRST FLOOR = 407 SQ FT / 37.8 SQ M
TOTAL = 1015 SQ FT / 94.3 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1319706)

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Ground Floor

Upon entering the property, a useful porch provides space for coats and shoes before leading into the entrance hall, which gives access to the sitting room and stairs rising to the first-floor landing. The sitting room is a comfortable reception space, featuring a large front-facing window that fills the room with natural light, while sliding doors open into a versatile second reception room, currently arranged as a playroom and music room, offering flexibility to suit a variety of needs. Beyond, the utility room provides plumbing for a washing machine, space for a tumble dryer, additional storage, room for a desk, and access to a cloakroom fitted with a WC and wash hand basin. Positioned at the rear of the property, the extended open-plan kitchen/dining room forms the heart of the home. The kitchen is fitted with a range of wall and base units, complemented by generous work surfaces, space for a fridge/freezer and integrated appliances including a combination microwave, oven and hob with extractor hood over. The dining area comfortably accommodates a family dining table and benefits from double doors opening onto the rear garden.

First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double with a large window overlooking the front of the property, while bedroom two is a further well-proportioned double enjoying views over the rear garden. Bedroom three is a comfortable single bedroom, equally suited as a home office or study. Completing the accommodation is the family bathroom, fitted with a modern three-piece suite comprising a panelled bath with shower over, WC and wash hand basin, complemented by contemporary full-height wall tiling.

Outside

The rear garden is well maintained and designed for both relaxation and practicality. Adjoining the property is a patio, providing an ideal space for outdoor seating and dining, while a generous area to the side of the house offers additional outdoor space and benefits from gated access to the driveway. The remainder of the garden is mainly laid to lawn and bordered by well-stocked flower beds and mature shrubs, creating an attractive setting to enjoy throughout the seasons.

Parking

Driveway parking to the front for several vehicles

Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.7 miles from the town centre and 1.5 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

Tenure

Freehold

Sellers Position

Buying on

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.

Heating

Gas

Infant and Junior School

Halterworth Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band D

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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