



3 Grayling Mead | £699,950
Romsey, Hampshire, SO51 7RU





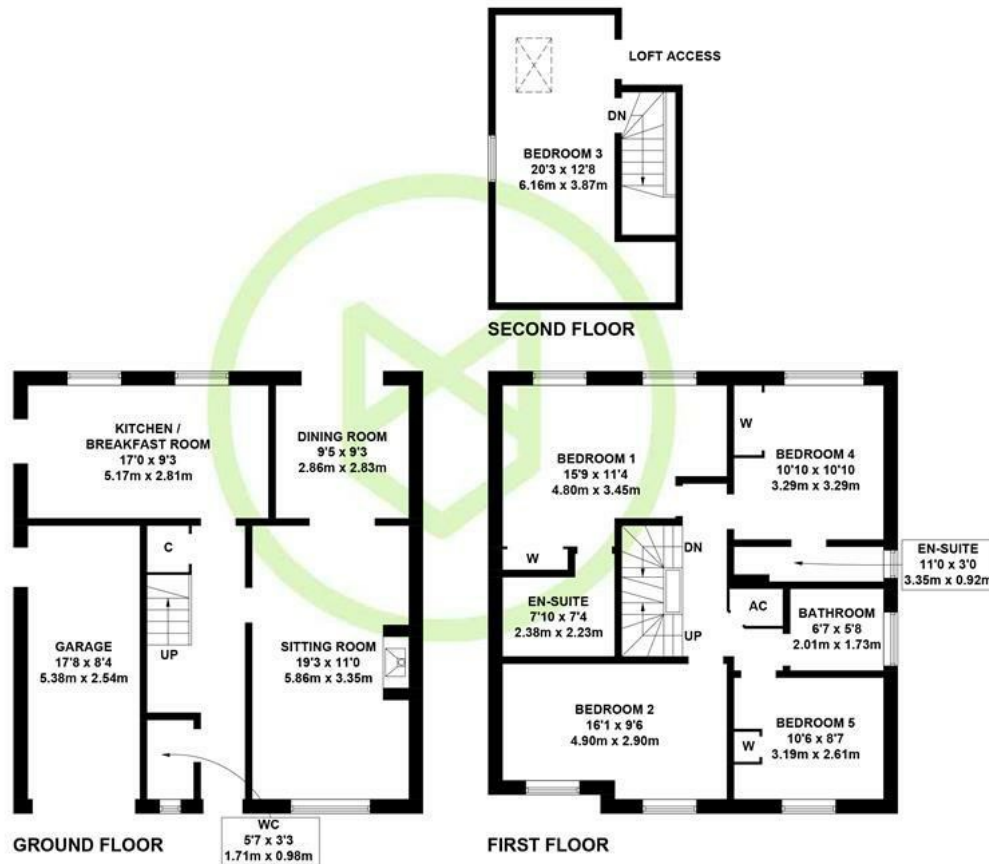
3 Grayling Mead
Romsey, Hampshire, SO51 7RU

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Summary

An extended detached family home, quietly positioned within a sought after closed road on the popular Fishlake Meadows development, conveniently located within a short, level walk of Romsey Town centre. Arranged over three floors, the well-presented accommodation offers five bedrooms, including a generous principal suite with en-suite shower room, together with a separate family bathroom and additional en-suite. The ground floor features a spacious sitting room with an attractive log burner, separate dining room, open-plan kitchen/dining room, and a useful downstairs cloakroom. Externally, the property benefits from a beautifully landscaped, enclosed rear garden enjoying a favourable south-easterly aspect, ideal for outdoor entertaining and family living. To the front, driveway parking leading to garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 611 SQ FT / 56.8 SQ M
FIRST FLOOR = 766 SQ FT / 71.2 SQ M
SECOND FLOOR = 231 SQ FT / 21.5 SQ M
GARAGE = 151 SQ FT / 14.0 SQ M
TOTAL = 1759 SQ FT / 163.5 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1300652)

Features

- Extended detached house arranged over three floors
- Five bedrooms, two en-suites and family bathroom
- Open plan kitchen/breakfast room
- Enclosed south/easterly facing rear garden
- Driveway parking leading to garage
- Positioned within the desirable Fishlake Meadows development

EPC Rating

Energy Efficiency Rating
Current C
Potential C

3, Grayling Mead, Romsey, Hampshire, SO51 7RU

Ground Floor

Upon entering the property, you are welcomed by an inviting entrance hall providing access to the sitting room, cloakroom, kitchen/dining room, and stairs rising to the first-floor landing. The cloakroom is fitted with a WC and wash hand basin. The spacious sitting room enjoys a large front aspect window allowing for plenty of natural light, while a charming log burner creates an attractive focal point. Double doors lead through to the separate dining room, which offers ample space for a family dining table and chairs, along with sliding doors opening directly onto the rear garden. The kitchen/dining room is well-appointed with a range of wall and base units, generous worktop space, and ample room for a dining table and chairs. Integrated features include an oven with hob and extractor hood above, together with plumbing for a dishwasher and washing machine, plus space for a tumble dryer and fridge/freezer. A side door provides convenient access to the passageway leading to the rear garden.

First Floor

The first-floor landing provides access to four bedrooms, the family bathroom, and stairs rising to the second floor. The principal bedroom is a generously proportioned double room featuring a built-in wardrobe and a modern en-suite shower room comprising a shower cubicle, WC, and wash hand basin. Bedroom two is another spacious double, benefitting from dual aspect windows that allow for plenty of natural light. Bedroom four is also a comfortable double room with a built-in wardrobe and en-suite, while bedroom five offers a versatile space ideal as a small double bedroom, nursery, or home office, complete with useful storage. The family bathroom is fitted with a panelled bath, WC, and wash hand basin.

Second Floor

Situated on the second floor, bedroom three is a well-proportioned double room, equally suited as a peaceful home office or study retreat, and benefits from dual aspect windows allowing for an abundance of natural light.

Outside

The enclosed rear garden enjoys a desirable south-easterly aspect and provides an excellent space for both relaxing and entertaining. The garden features a generous adjoining patio area, a spacious lawn, and a variety of mature shrubs and bushes offering colour and privacy throughout the year. An additional patio seating area creates further space for outdoor dining and enjoyment, while gated side access leads to the front of the property. The side passageway also benefits from an external door providing direct access into the garage.

Parking

Driveway parking leading to garage

Location

Fishlake Meadows is one of the most sought-after districts in Romsey. Connecting to Canal Walk offers a convenient walking distance to Romsey town centre and even closer journey to Romsey Train Station, offering commuter links to Southampton, Winchester and Salisbury. Recreational pursuits can be found nearby at various national trusts sites such as Mottisfont and The New Forest National Park.

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

Infant and Junior School

Romsey Primary 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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