



Oxlease Meadows, Romsey, Hampshire, SO5 1 7AB





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- Stunning family home on exclusive residential development
 - Impressive enhancements to the original home
 - Luxurious fitted kitchen with fully integrated appliances
 - High calibre furnishings including wood burner
- Private driveway with extensive parking and double garage
 - Versatile living space
- Walking distance to Romsey Town Centre and nature reserve

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ACCOMMODATION

This beautiful five-bedroom detached home, meticulously crafted by Bellway Homes to The Dickens design, exemplifies a standard of excellence in every detail. Ideal for family living, the home offers a wonderful layout, showcasing a stunning kitchen/breakfast room that spans the rear of the property, and featuring bi-fold doors that seamlessly connect indoor and outdoor spaces. The thoughtfully designed floor plan also includes a large lounge, a separate study, a downstairs cloakroom, and a utility room, adding practicality to the elegant living space. The first floor of the home is dedicated to five superb bedrooms, providing ample accommodation for a growing family. Two balconies enhance the upper level, offering charming outdoor spaces to enjoy. Additionally, two ensuite shower rooms provide convenience and luxury for the occupants, with a four-piece family bathroom serving the remaining bedrooms.

Externally, the property sits on a generous plot, with a fabulous rear garden that complements the overall appeal of the home. The driveway is spacious, providing parking for up to eight cars, and it leads to the detached double garage, ensuring ample parking and storage space.

In summary, this home combines architectural sophistication with practical family living. The high-quality finishes, spacious design, and thoughtful features make it an inviting and comfortable residence. With its impressive exterior and well-appointed interiors, this property offers a perfect blend of style, functionality, and convenience for a modern family lifestyle.



SITUATION

Situated within close proximity to commuter links such as the M27 and A36, Romsey lies on the east bank of the River Test at the lower end of the Test Valley, with the New Forest to the South West, the ancient city of Winchester to the East and the major city and port of Southampton to the South.

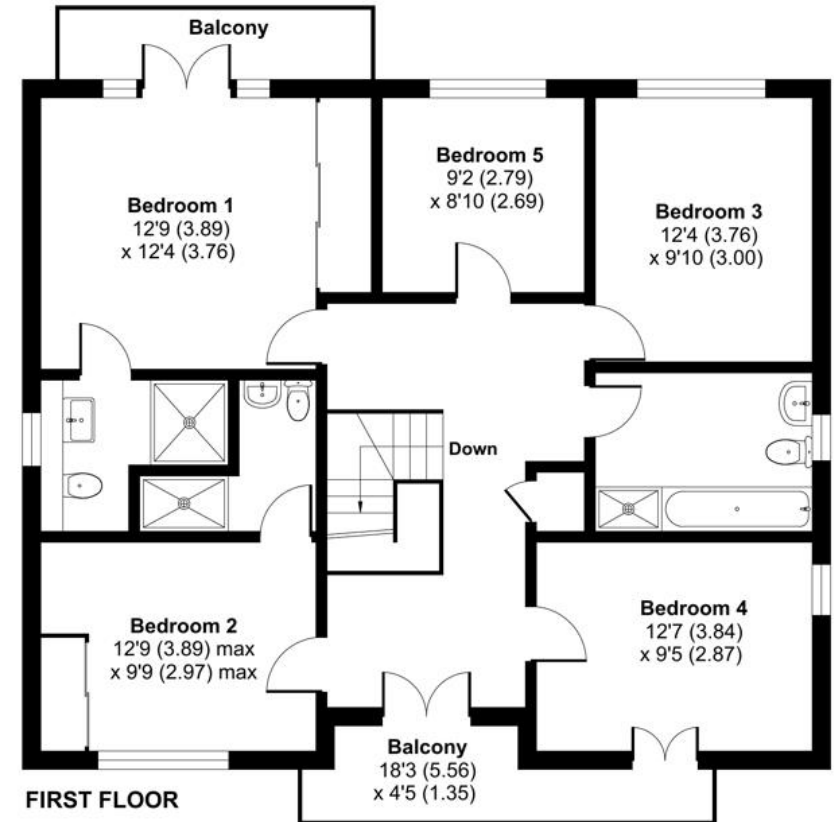
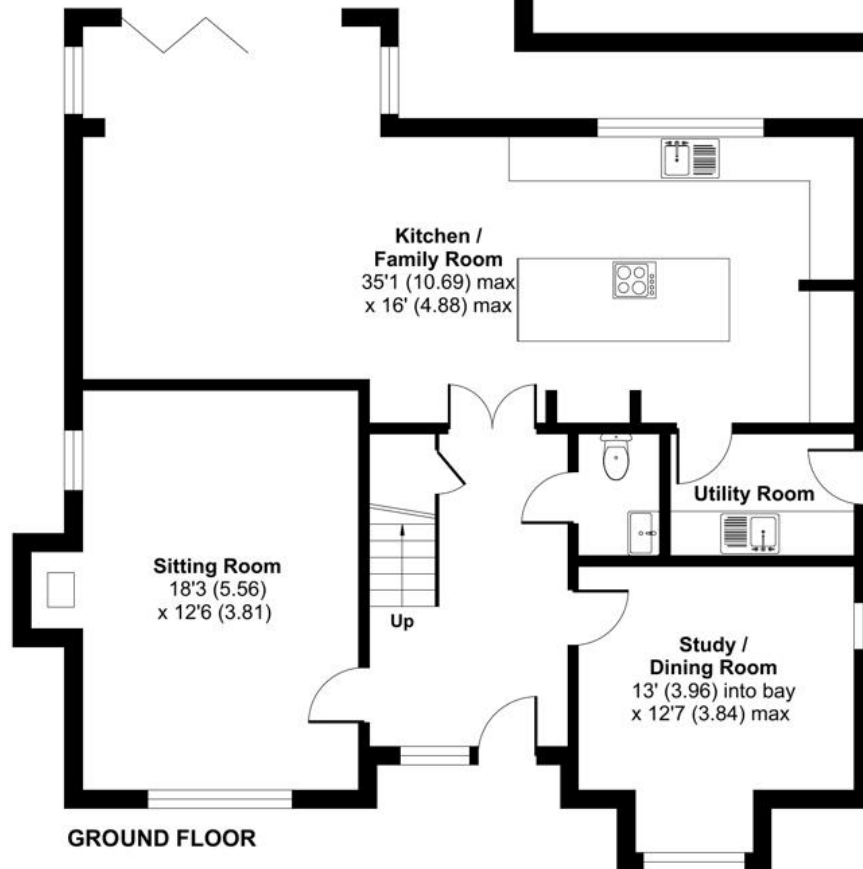
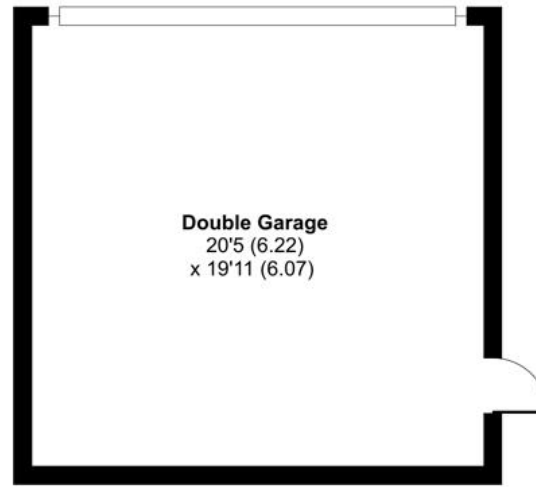
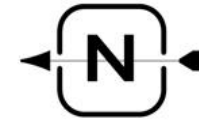
Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites including Broadlands House. At the centre of Romsey is the marketplace, town hall and the stunning Abbey. Steeped in history from its Saxon roots and centred upon its imposing and prepossessing abbey, Romsey is the loveliest of market towns which has retained its intrinsic 'village' charm despite the modern onslaught of new housing requirements which has affected the integrity of many other towns and villages. Its sophisticated eateries, boutique shopping and comfortable social life hold appeal for a wide range of prospective purchases from retirement to families looking for a safe and convenient lifestyle for their children. This is enhanced by its wealth of excellent local schooling within both the state and private sectors, which attracts many families to the area. Saturday morning strolls around Romsey with its variety of delicatessens and coffee shops serving gourmet breakfasts is an absolute treat.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	85	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Approximate Area = 2127 sq ft / 197.6 sq m
 Garage = 410 sq ft / 38 sq m
 Total = 2537 sq ft / 235.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1074655





LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: G

ASKING PRICE

£1,095,000

TENURE

Freehold

AGENTS NOTE

Estate Management Charge: £400 per annum (approx.)

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.