





SPECIFICATION

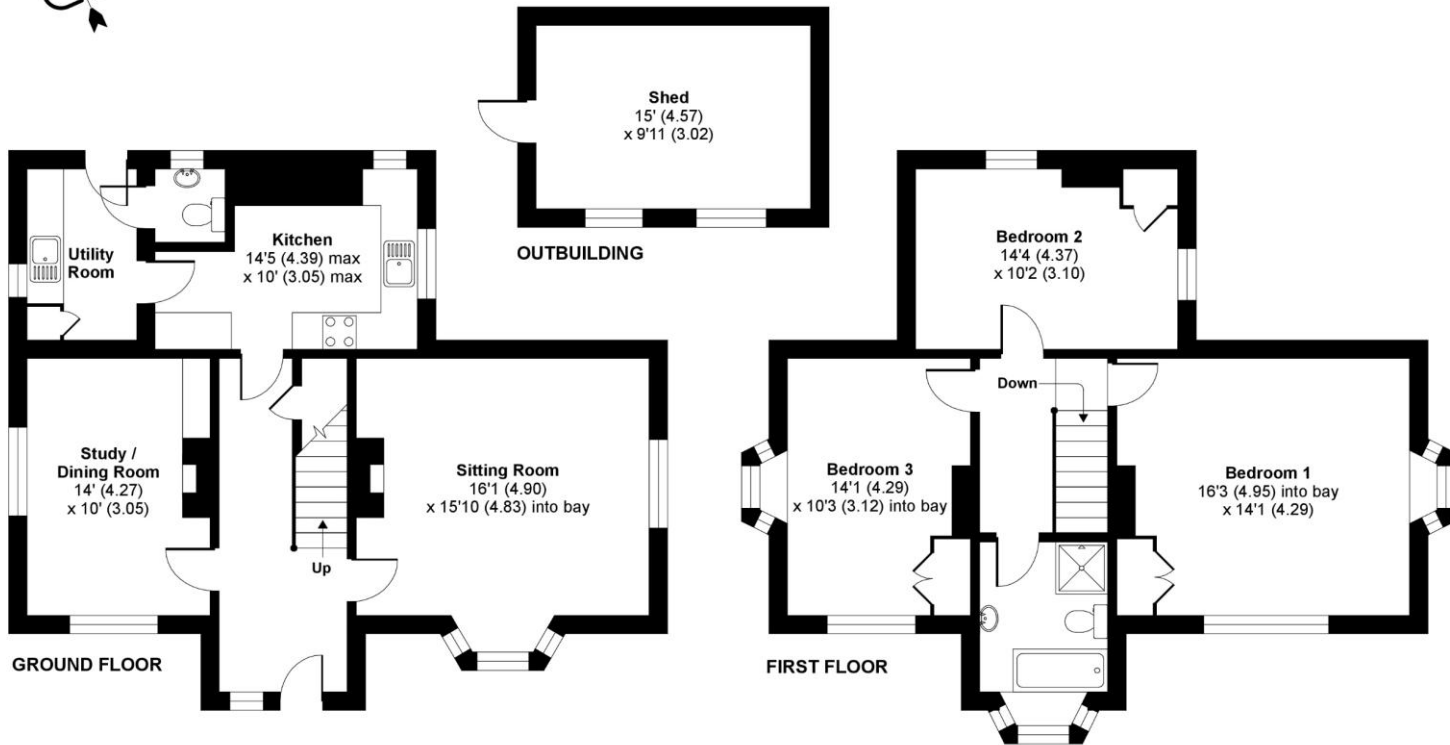
- Traditional detached family home
- Set within the Broadlands Estate
- Spacious living accommodation
- Three double bedrooms
- Rear garden
- Ample driveway parking

ACCOMMODATION

This tastefully finished, traditional three double bedroom, detached property is set within the Broadlands Estate. Surrounded by fields the house benefits from a very private aspect. A traditional, cathedral door opens into a welcoming hallway with original wooden flooring. This flooring continues into the dining room/study which has a decorative fireplace. The sitting room is complete with open fireplace, dual aspect windows offer views over the private front garden and surrounding fields. The kitchen is tasteful with oak countertops and a butler sink, there is a breakfast bar and space for a fridge freezer. The separate utility room offers space for both washing machine and tumble drier. A ground floor cloakroom completes the downstairs accommodation. Upstairs are the three double bedrooms. The principal bedroom is very well sized with built in wardrobe space. A family bathroom with walk in double shower and separate bath services the bedrooms. A sweeping gravel driveway provides ample parking, the garden wraps around the property, mostly laid to lawn with a patio area to the rear of the house. The large shed with power and lighting adds another aspect of usable space. Offered on an unfurnished basis and available for occupation early April 2025.



Approximate Area = 1390 sq ft / 129.1 sq m
Outbuilding = 150 sq ft / 13.9 sq m
Total = 1540 sq ft / 143.1 sq m
For identification only - Not to scale



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



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Charters Estate Agents Limited. REF: 769321



SITUATION

Broadlands Estate is renowned for its historic landscape and offers a delightful rural setting near to the popular market town of Romsey, lying 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. At the centre of Romsey is the market place, 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 holds appeal for a wide range 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.

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band E
Minimum Term 12 Months

£2,250 PER MONTH

Security Deposit £2,596.15 (based on advertised rental price)
Holding Deposit £519.23 (based on advertised rental price)



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