Charters
ROMSEY

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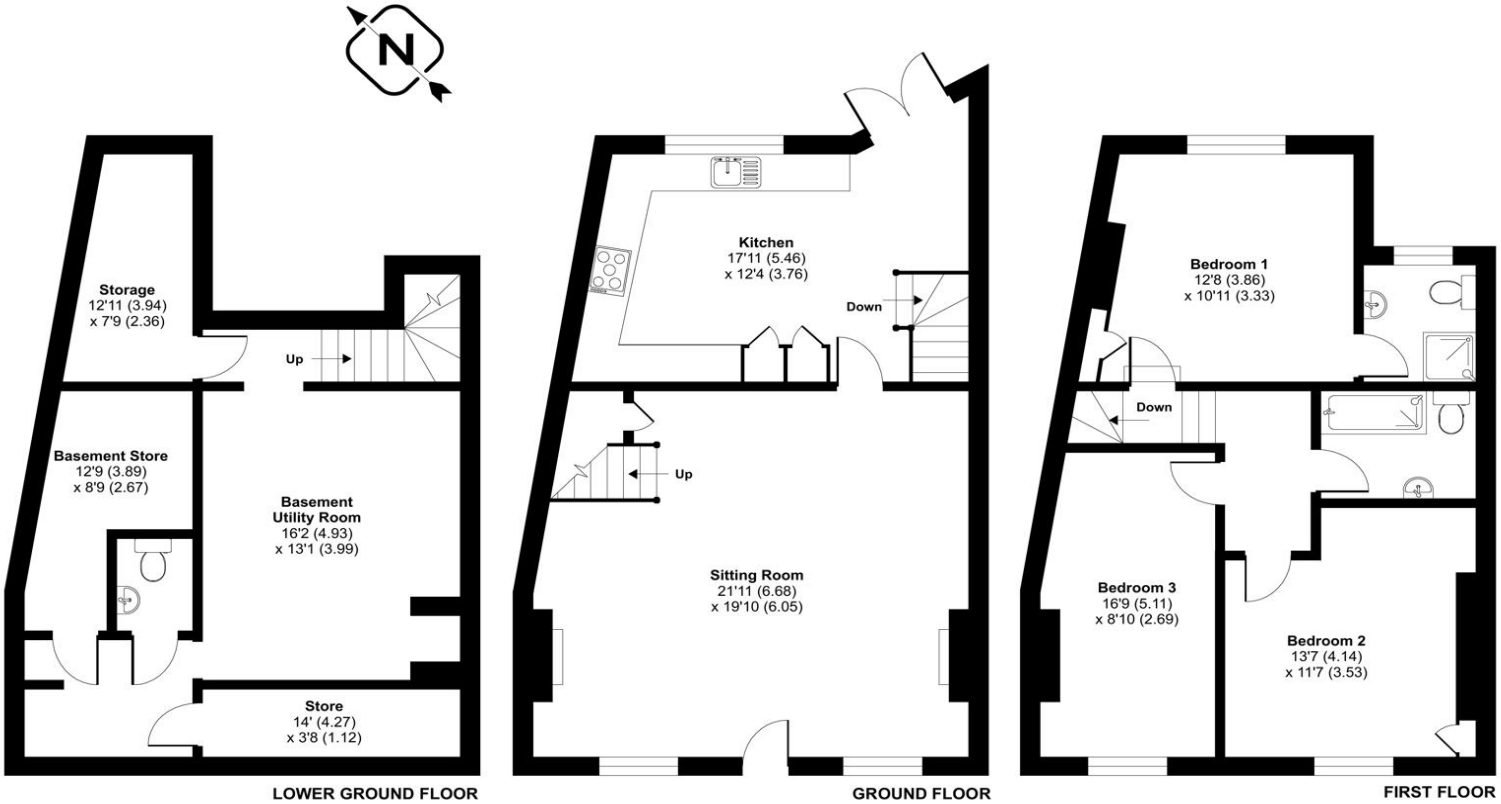
The Hundred, Romsey, Hampshire, SO51 8BX

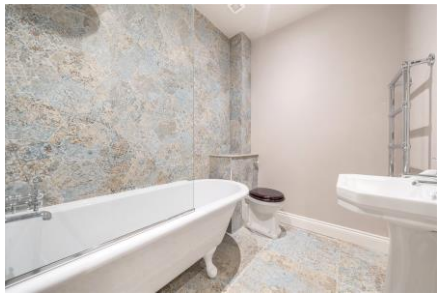
ACCOMMODATION

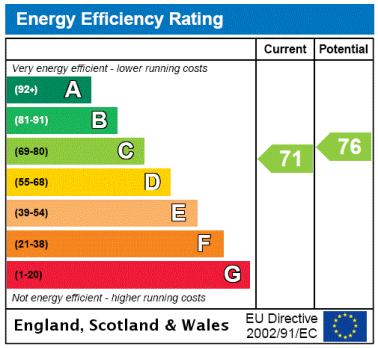
Nestled in the vibrant heart of Romsey town centre, No 78 is an exquisite period townhouse, meticulously renovated to seamlessly blend historical charm with modern 'social flow.' This Grade II listed property, predominantly Georgian since 1743, reveals a glimpse of Tudor origins in its rear section. The residence, a testament to thoughtful preservation, showcases exposed timbers, reconditioned Georgian style sash windows, high ceilings, and captivating fireplaces. Perfectly arranged over three floors, this home has been fully renovated to the highest standard. The ground floor comprises a spacious sitting room, with two feature fireplaces and reconditioned wooden flooring, alongside an impressively refitted kitchen. Stairs lead from the kitchen to the large basement, which has been thoughtfully transformed into a utility room with ample storage space and a useful cloakroom. The property continues to impress on the first floor, with three generous bedrooms, all boasting period charm. The principal bedroom features an en-suite shower room, with the further two bedrooms being served by the family bathroom. With views over The Hundred and the added convenience of a rear parking space, No 78 epitomizes the perfect fusion of classical elegance and contemporary living.

Approximate Area = 1865 sq ft / 173.2 sq m

For identification only - Not to scale







Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1061935

SITUATION

The historic Hundred and Romsey town centre amenities, including Waitrose supermarket, are conveniently nearby. 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 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. Its sophisticated eateries, boutique shopping and comfortable social life holds appeal for a wide range of prospective purchasers including 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.

SPECIFICATION

- Central Romsey position within a conservation area
- Beautifully presented accommodation arranged over three floors
- Grade II listed town house with a wealth of original features
- Allocated parking
- Large cellar
- Feature fireplaces within principal rooms

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band TBC

GUIDE PRICE

Asking Price £575,000

TENURE

TBC

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.