





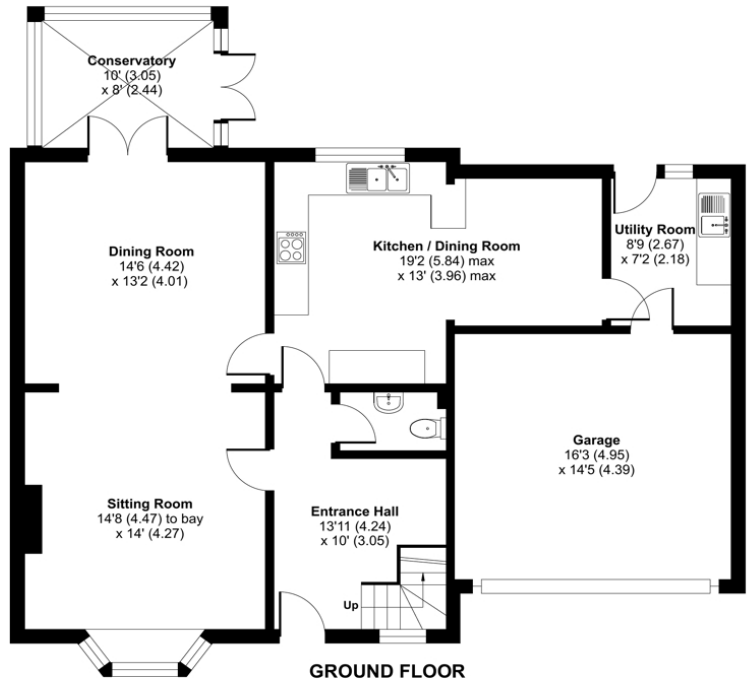
ACCOMMODATION

Rarely available within the centre of Romsey are homes of this calibre. Berrylands is an impressive family residence of over 2000 square feet providing both substantial and beautifully bright living space. Whilst centrally located, this lovely home maintains a surprisingly peaceful tranquillity, being delightfully tucked away within a highly regarded road, also offering a high degree of privacy and seclusion. This beautifully styled home, built in 1995, enjoys a host of attractive features including a welcoming entrance hall from where the principal rooms radiate. To your left is an open-plan sitting room centred upon a feature brick fireplace which has double doors into separate dining room. The generous kitchen/dining room is well-equipped with ample base and wall mounted storage units, complemented by high quality fitted Bosch appliances to include a double oven, microwave, dishwasher and washing machine/dryer flowing into a breakfast/dining area and supplemented by a useful utility room. Completing the ground floor is a cloakroom and conservatory. The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, whilst the remaining bedrooms are served by a modern family bathroom. One of Berryland's most notable and unusual features is its driveway providing parking for two vehicles which leads to the double garage with automated roller door. The rear garden is laid to patio for easy maintenance.

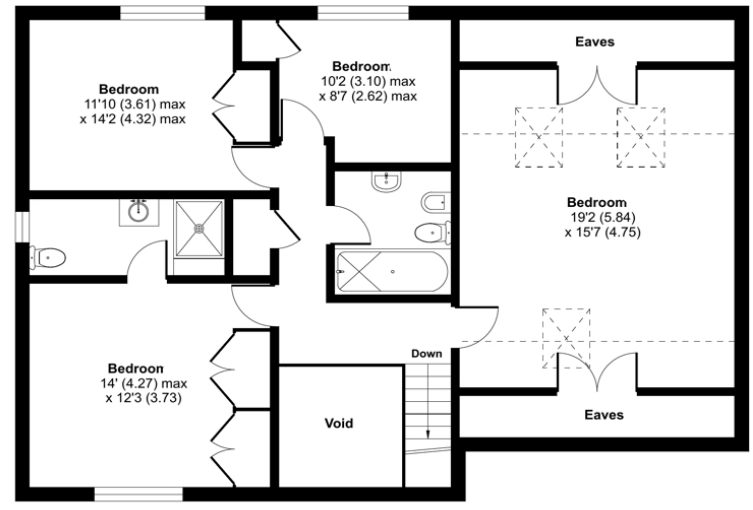
Approximate Area = 2004 sq ft / 186.2 sq m (includes garage & excludes void)
 Limited Use Area(s) = 208 sq ft / 19.3 sq m
 Total = 2212 sq ft / 205.5 sq m
 For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



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: 969585



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	80
(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	

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 a library, coffee shops, retail shops, restaurants, public houses, leisure facilities, doctors' surgeries, dentists 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. 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. Romsey train station is also located a short drive from the property. The M27 can be accessed at Junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.



SPECIFICATION

- Superb link-detached family home
- Walking distance to Romsey town centre
- Four bedrooms
- En-suite shower room and family bathroom
- Spacious sitting/dining room
- Kitchen/breakfast room
- Utility room
- Conservatory
- Private, low maintenance rear garden
- Garage and driveway parking

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - G

ASKING PRICE

£875,000

TENURE

Freehold