

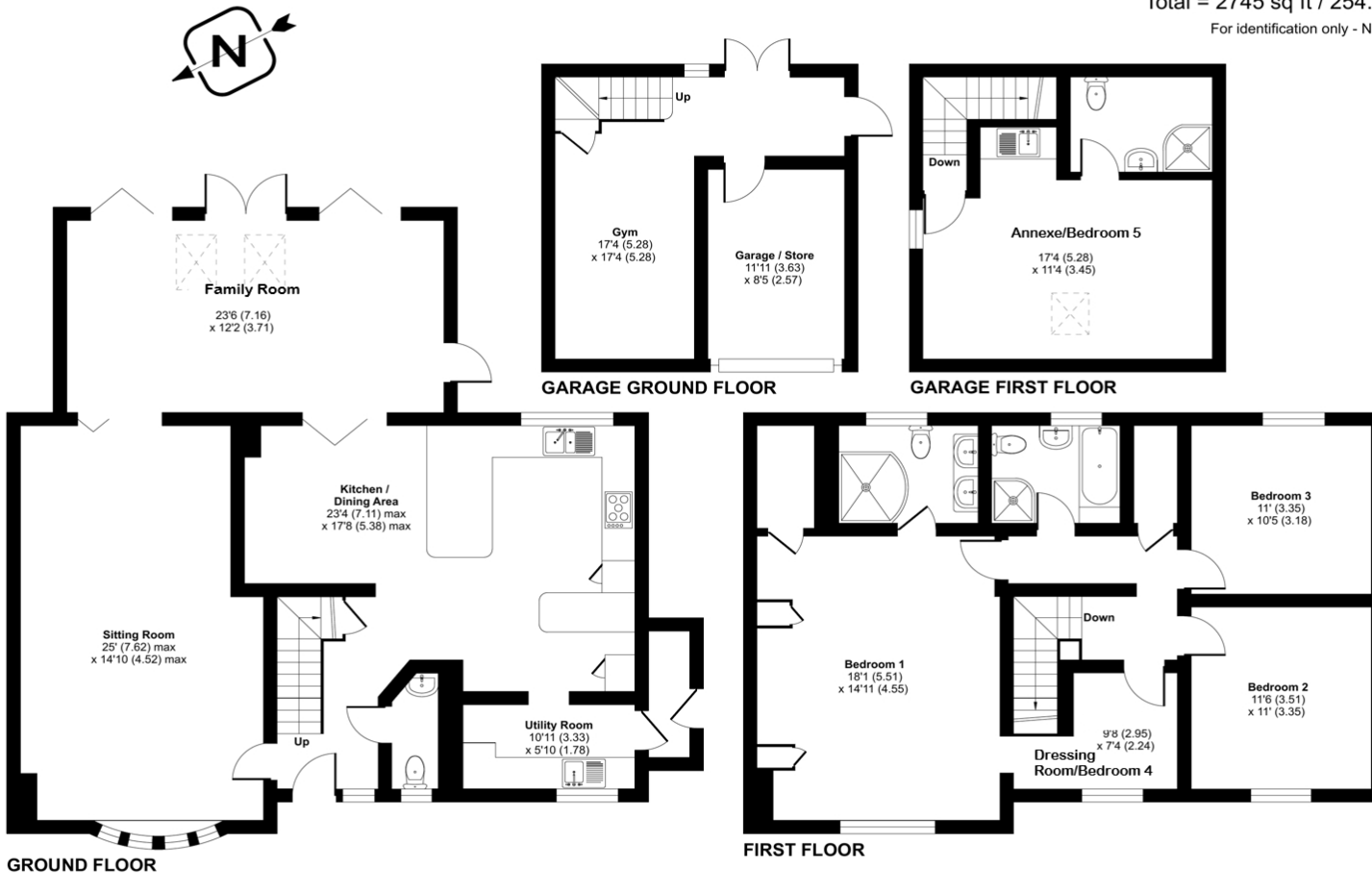




ACCOMMODATION

Oaktrees is a stunning detached property nestled on Sandy Lane, just on the outskirts of Romsey. Romsey's quaint market town charm and abundance of amenities are within easy reach, including shops, schools and transport links. The M27 is conveniently accessible, connecting to major centres such as Salisbury, Southampton, Winchester and Portsmouth. This substantial detached family home has been cherished by its current owners for 17 years, displaying modern upgrades throughout. The inviting entrance hallway leads to a contemporary open-plan kitchen/dining/family room with integrated appliances and a range of wall and base units, with complementing worksurfaces over and a separate utility room for additional storage. The kitchen opens nicely to the beautiful family room with Velux style windows and bi-fold doors leading to the garden, creating superb natural light. A spacious sitting room with a feature log burner and a convenient guest cloakroom completes the ground floor. Upstairs, three double bedrooms offer comfortable living, including the principal bedroom with a beautiful en-suite shower room and a large walk-in dressing room (which can be utilised as the fourth bedroom if desired). The family bathroom serves the remaining bedrooms. Outside, a private driveway with gated access leads to a detached double garage. One section has been converted into a home gym. Above the detached garage is a versatile space with a kitchenette and shower room, ideal for ancillary accommodation or a fifth bedroom. The landscaped garden features a patio terrace, perfect for entertaining, complementing the property's internal allure.

Approximate Area = 2115 sq ft / 196.4 sq m
 Garage = 630 sq ft / 58.5 sq m
 Total = 2745 sq ft / 254.9 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: 1112050



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	50	
(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 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.



SPECIFICATION

- Impressive detached family home
- Four/five bedrooms
- Luxury en-suite shower room and walk-in dressing room to the principal bedroom
- Family bathroom and guest cloakroom
- Open-plan kitchen/dining/family room and separate utility room
- Spacious sitting room
- Ancillary accommodation above the detached double garage
- Private, landscaped rear garden

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - E

ASKING PRICE

£975,000

TENURE

Freehold

Agents Note – oil fired central heating
Private drainage – septic tank (Compliance Certificate not seen)