



Upton Crescent, Nursling, Southampton, Hampshire, SO16 8AA



ACCOMMODATION

Nestled in a prime location backing onto Romsey Golf Course, this stunning detached home has been beautifully extended and modernized, transforming a modest bungalow into a remarkable family haven. The centrepiece of the home is a spectacular kitchen, thoughtfully designed with ample space for daily activities and entertaining, complete with high-end finishes and folding doors that open seamlessly onto the garden. Complementing the kitchen are additional living spaces, including a cozy sitting room and a versatile study. The property boasts five well-proportioned bedrooms, including one on the ground floor, ideal for guests or those seeking single-level living. Upstairs, the principal bedroom is a luxurious retreat, featuring a dressing area with fitted wardrobes, French doors with a Juliet balcony overlooking the golf course, and a sumptuous en-suite. The landscaped rear garden offers multiple zones for relaxation, including patios, a lawn, and a delightful deck for al fresco dining, with direct access to scenic golf course paths. The home also benefits from a spacious driveway, a double-length garage, and a location that offers the perfect balance of tranquillity and convenience, just moments from Romsey, Southampton, and excellent transport links via the M27.



Denotes restricted head height

Approximate Area = 2414 sq ft / 224.2 sq m
Limited Use Area(s) = 211 sq ft / 19.6 sq m
Outbuilding = 274 sq ft / 25.4 sq m
Total = 2899 sq ft / 269.2 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	81
(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	



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

SITUATION

Nursling and Rownhams are sought-after residential areas perfectly positioned between the thriving city of Southampton and the market abbey town of Romsey. Comprising some 2,300 properties the traditional houses found in the original villages have been supplemented by a wide range of modern property styles to suit every buyer's needs and a monthly magazine keeps residents informed of neighbourhood news and events. Rownhams Wood is an attractive area of natural forest and is popular with dog walkers.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1219751



SPECIFICATION

- Over 2600 sq ft of accommodation
- Very generous Kitchen/Dining/Family Room
- Utility Room
- Sitting Room
- Study
- 33 foot Principal Bedroom Suite
- Four or five double bedrooms
- Contemporary bathroom
- Landscaped Rear Garden
- Garage & Driveway
- Views over the golf course

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band D

ASKING PRICE £675,000

TENURE

Freehold