



The Hundred, Romsey, Hampshire, SO51 8BX





## 80, The Hundred, Romsey, Hampshire, SO5 1 8BX

*An impressive Grade II listed Georgian end of terrace home with extensive accommodation arranged over two floors.*



- Impressive Grade II listed family home • Meticulously renovated throughout
  - Spacious living accommodation • Five good-sized bedrooms
    - Principal bedroom with luxurious en-suite facilities
- Modern four-piece bathroom and shower room • Courtyard garden
  - Allocated parking spaces

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## ACCOMMODATION

The period charm and architectural details have been retained during a recent programme of meticulous renovation, to seamlessly blend historical charm with modern 'social flow.' The ground floor comprises a spacious sitting room, with a feature fireplace, composite wood effect flooring and French doors out to a pleasant courtyard garden as well as an impressively refitted and modern open plan kitchen/dining/family area, an ideal space to entertain friends and family. Another reception room towards the front of the property, with a beautiful bay window and fireplace, would make an excellent snug or playroom. A convenient downstairs cloakroom and a good-sized utility room complete the ground-floor accommodation.

Stairs lead from the kitchen down to a large basement, which has been thoughtfully transformed and can benefit from being utilised for additional storage. The property continues to impress on the first floor, with five well-proportioned bedrooms. The principal suite features luxurious en-suite facilities and a dressing room. The remaining four bedrooms being served by the family bathroom as well as a separate shower room. With views over The Hundred and the added convenience of rear parking spaces. No 80 epitomizes the perfect fusion of classical elegance and contemporary living.



## 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.

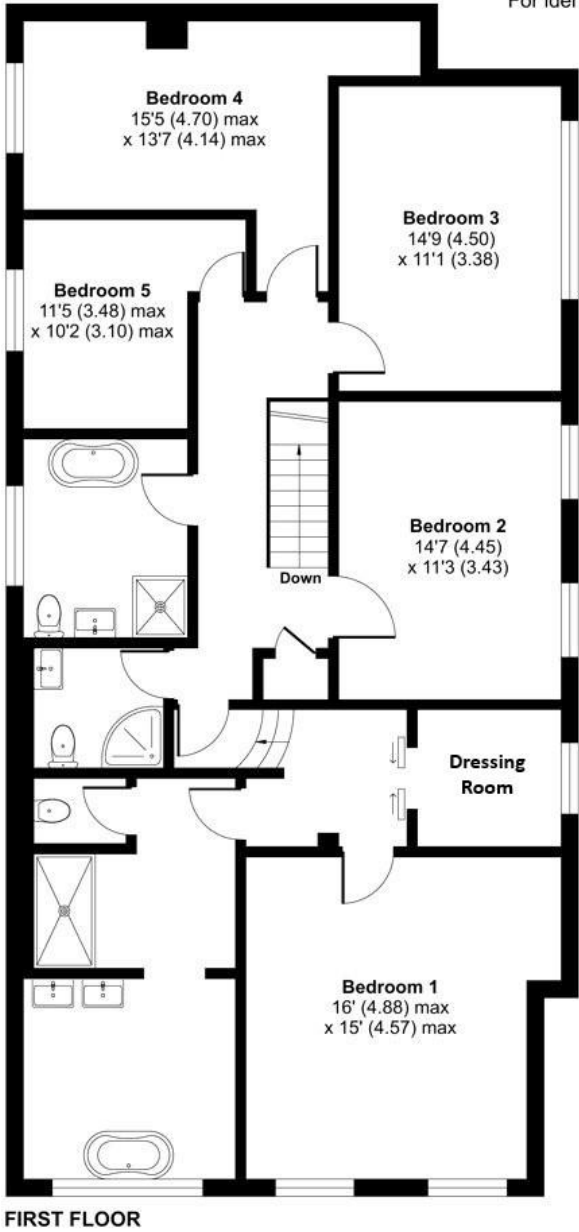
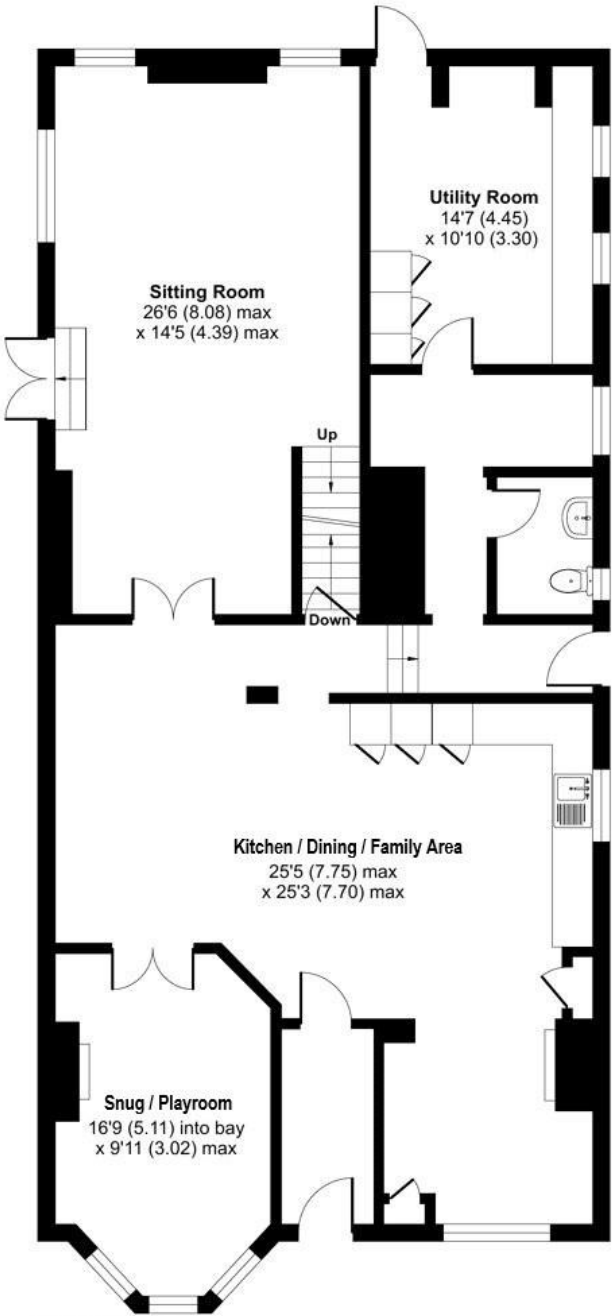
Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites including Broadlands House. At the centre of Romsey is the market place, town hall and the stunning abbey. Steeped in history from its Saxon roots 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.





Approximate Area = 3179 sq ft / 295.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
	<b>74</b>	<b>77</b>
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1061937





**LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band: H

**ASKING PRICE**

£1,095,000

**TENURE**

Freehold