



Station Road, Nursling, Southampton, Hampshire, SO16 0YD





## ACCOMMODATION

Nestled in the serene setting just outside the hamlet of Lee, this charming three-bedroom semi-detached house offers a rare blend of modern comforts and timeless elegance. With meticulous updates that honour its historic character, this home welcomes you with a striped wooden-floored hallway leading to a cosy lounge featuring a brick open fireplace and abundant natural light. The dining room, adorned with another fireplace and French doors opening to the garden, provides an ideal space for formal gatherings. The recently upgraded kitchen/diner boasts country-style fittings, including a butler sink and a range cooker, offering both functionality and rustic charm. Upstairs, the three generously sized bedrooms cater to family needs, with the principal suite featuring fitted wardrobes and high ceilings. A tastefully refitted shower room services all bedrooms with its stylish tiling and a luxurious rain shower. Outside, the sizable rear garden beckons with various leisure zones, including a decked area for family BBQs, a shingled space perfect for a fire bowl, and ample grassy terrain for children's play. This quirky and unique property, one of only a few in its setting, promises a lifestyle of comfort, making it a must-see for buyers.

Approximate Area = 1008 sq ft / 93.6 sq m  
 Outbuilding = 179 sq ft / 16.6 sq m  
 Total = 1187 sq ft / 110.3 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		
(55-68)	D		66
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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: 1104606



## 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.

Highly regarded schools for all ages are found within the vicinity and easy access to the M27 and M3 motorway networks allows fast lines of communication to all areas of Southern Hampshire and beyond. Romsey Golf Club and St Boniface Park together with the David Lloyd tennis and leisure centre provide excellent recreational facilities whilst hundreds of square miles of The New Forest National Park are a short drive away. Several popular public houses are found throughout the area and cater for all tastes.





**SPECIFICATION**

- Unique three bedroom semi-detached home
- Located just outside the hamlet of Lee
- Recently updated and modernised
- Heaped in original charm
- Large enclosed rear garden

**LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band: C

**ASKING PRICE**

£340,000

**TENURE**

Freehold

**AGENTS NOTE**

Private drainage, awaiting Environmental Agency Compliance Certificate.