



The Hundred, Romsey, Hampshire, SO51 8BX

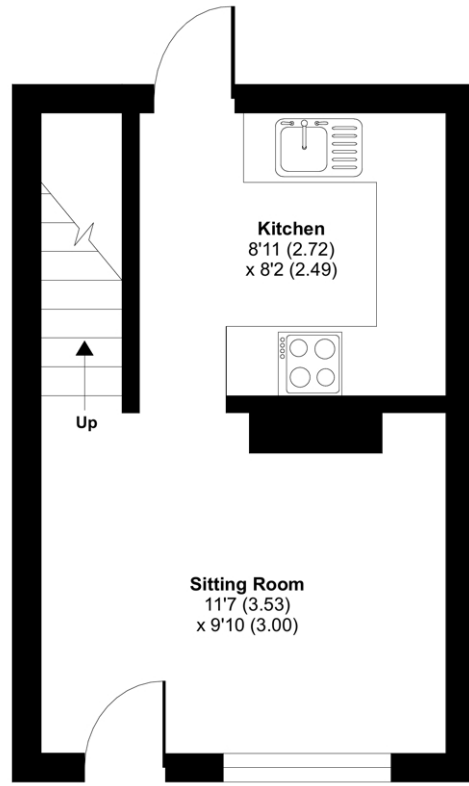


ACCOMMODATION

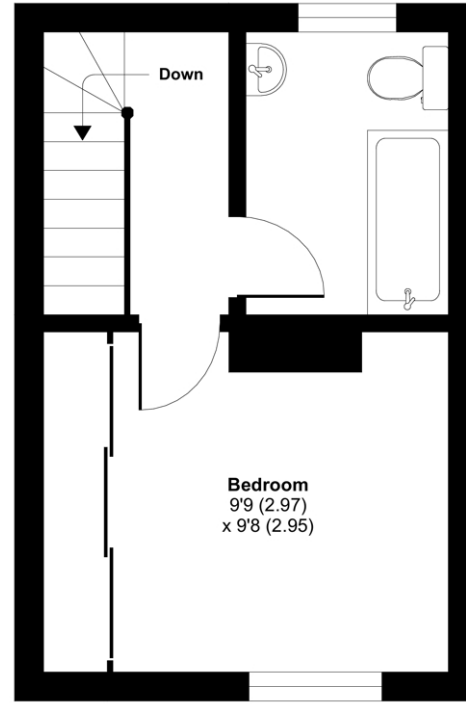
Step into the heart of Romsey and discover a gem of period charm and character. Originally constructed in the early 1800's this stunning one-bedroom cottage was redeveloped in 1976 and has since been lovingly renovated and maintained by the current owner. Whether you're seeking a pied-à-terre, Airbnb investment, downsizing, or starting your homeownership journey, this meticulously modernised home offers the perfect retreat. The owner's dedication shines through in every detail, ensuring a high standard of craftsmanship and no hidden work. The inviting sitting room boasts wooden flooring, an open fireplace with log burner for cosy evenings, and original wooden beams, seamlessly leading to the recently upgraded kitchen. With wooden worktops echoing the home's era, stylish navy units, and a charming butler sink, this kitchen is a delight. Upstairs, a spacious double bedroom and a bathroom await, featuring a luxurious roll-top bath, herringbone tiling, and stylish fittings, offering comfort and elegance. Outside, the front garden is a picturesque sanctuary, enclosed by a stunning brick wall and wrought iron gate, complemented by matured gardens with an array of plantings. There is shared access to the rear of the property, only accessible to the three cottages. Prominently positioned in Romsey, close to local amenities, this property is a must-see, promising a blend of historic charm, modern convenience, and a lifestyle opportunity not to be missed. Parking permits can be obtained from the council for £50 per car, per annum.

Approximate Area = 432 sq ft / 40.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (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: 1102320



SITUATION

Romsey is a beautiful market town which has an array of amenities to offer, including a Waitrose, Romsey Library, coffee shops, restaurants, bars, doctors' surgeries, dentists, some stunning walks and Romsey Abbey. Romsey railway station is on the Wessex main line giving access to London Waterloo. The no 66 bus is available from Romsey Bus Station which goes to Winchester bus station. The M27 can be accessed at Junction 3 and the larger centres of Southampton, Salisbury and Winchester are all within easy travelling distance.



SPECIFICATION

- Stunning one bedroom cottage
- Heaped in history
- Finished to an extremely high standard
- Wonderful investment or downsize
- Well matured front garden

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band B

GUIDE PRICE

Asking Price £350,000

TENURE

Freehold