



Withy Close, Romsey, Hampshire, SO5 1 7SA

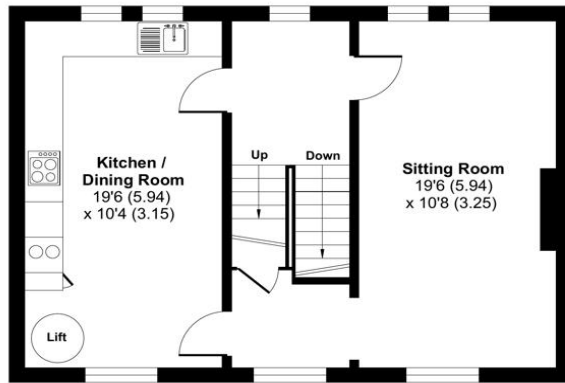




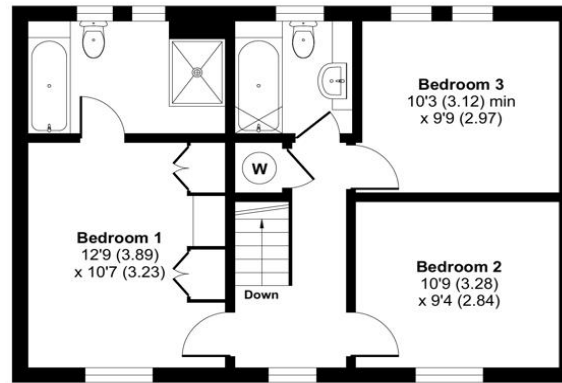
## ACCOMMODATION

Nestled within the sought-after Fishlake Meadows development in Romsey, this impeccable four-bedroom townhouse epitomises luxury living. This home boasts spacious, flexible and well-proportioned accommodation which is beautifully presented throughout. Upon entering, you're greeted by a warm and inviting hallway, featuring a utility room with access to the rear garden. A notable feature is the convenient lift, providing easy access between the ground and first floor. The ground floor also houses a versatile fourth bedroom with an en-suite shower room, ideal for use as a study or family/playroom if desired. Ascending to the first floor, an impressive sitting room with a feature fireplace and with an inner reception area, ideal for entertaining, seamlessly flows into the recently fitted Magnet kitchen/dining room creating a haven for culinary enthusiasts boasting AEG appliances and integral white goods, with a sleek range of wall and base units. The second-floor hosts three charming bedrooms, including the principal bedroom with built-in wardrobes and an en-suite bathroom, while a separate bathroom serves the remaining bedrooms. Externally, the rear garden offers a delightful low-maintenance retreat, featuring paved areas, shrubs, and borders, with access to the garage and carport. This exquisite townhouse offers a perfect blend of style, comfort, and practicality, ideal for discerning buyers seeking a sophisticated lifestyle in a desirable location.

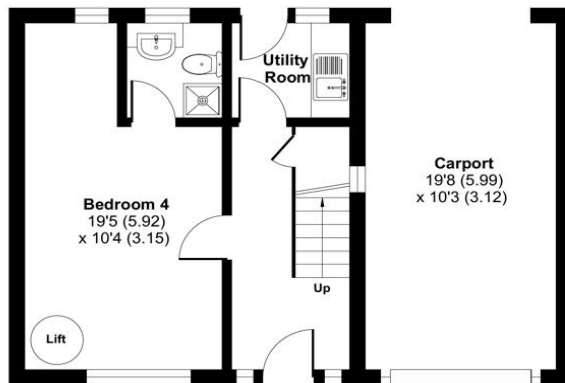
Approximate Area = 1418 sq ft / 131.7 sq m  
 Garage = 195 sq ft / 18.1 sq m  
 Total = 1613 sq ft / 149.8 sq m  
 For identification only - Not to scale



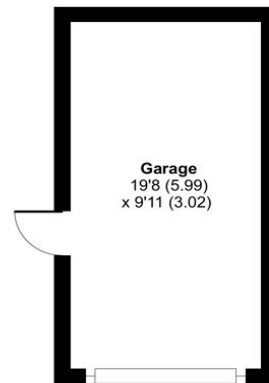
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Charters Estate Agents Limited. REF: 1117993



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	91
(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>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### SITUATION

The picturesque town of Romsey sits beside the lovely River Test, one of the finest trout and salmon rivers in Europe. It is home to a multitude of small independent retailers and its winding streets adds charm. Located on the beautiful Test Way walking and cycling trail and is an excellent base for touring the pretty villages of the Test Valley and nearby attractions such as Broadlands, the Sir Harold Hillier Gardens and Mottisfont Abbey, home to the National Rose Collection.





#### **SPECIFICATION**

- Beautifully presented townhouse on three floors
- Sought-after location in Fishlake Meadows
- Four double bedrooms
- Three bathrooms
- Stunning kitchen/dining room
- Elegant sitting room
- Garage and carport
- Private low maintenance rear garden

#### **LOCAL AUTHORITY**

Test Valley Borough Council

Council Tax Band – E

#### **ASKING PRICE**

£530,000

#### **TENURE**

Freehold  
(Estate Management Charges – tbc)