



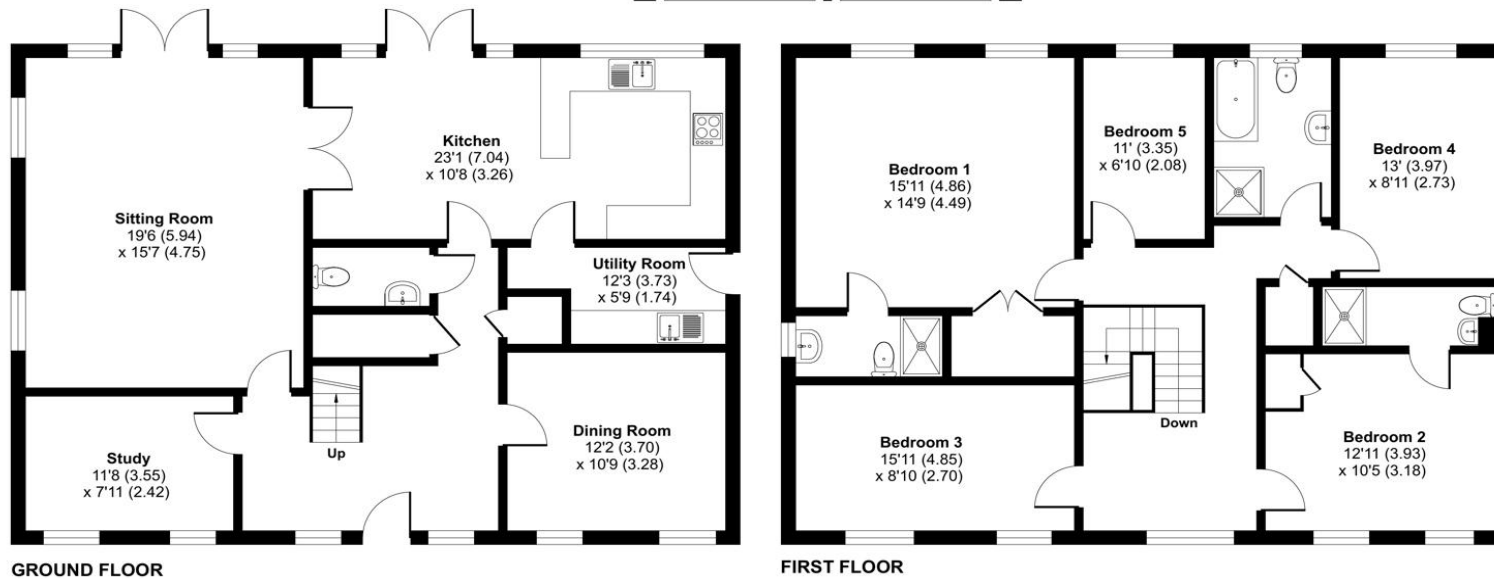
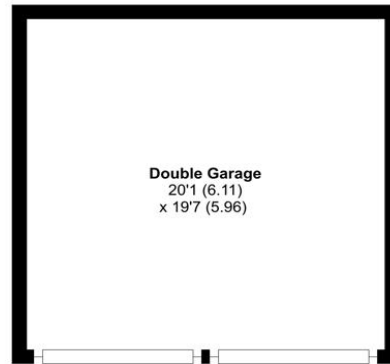


ACCOMMODATION

Nestled in a tranquil private road, this executive-style five-bedroom detached home is presented to an impeccable standard, offering a perfect blend of luxury and comfort. Ideally situated near the heart of Romsey, it provides convenient access to bespoke shopping outlets and a variety of eateries. The property enjoys a picturesque outlook, with beautiful woodland views to the front, creating a peaceful and scenic setting. Internally, the home boasts generous and well-designed accommodation, including five bedrooms, with the principal bedroom featuring a walk-in wardrobe and en-suite, while a second bedroom also benefits from an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. A spacious entrance hallway leads to an elegant sitting room, a separate dining room, and a stunning open-plan kitchen/family room, which seamlessly connects to the south-facing landscaped rear garden. A separate utility room complements the kitchen, ensuring practicality and storage space. Externally, this remarkable home offers a private and well-screened garden, perfect for relaxation or entertaining, with ample space for al fresco dining. The carefully designed outdoor space enhances the property's appeal, providing a serene retreat from everyday life. A double-width driveway leads to a detached double garage with one manual and one automated up and over door offering both convenience and security. Additionally, there is ample off-street parking in front of the garage. This exceptional property presents a rare opportunity to enjoy refined living in a prime location, combining modern comforts with a charming and peaceful setting.



Approximate Area = 2188 sq ft / 203.2 sq m
 Garage = 392 sq ft / 36.4 sq m
 Total = 2580 sq ft / 239.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B	82	
(69-80)	C		
(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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1267020

SITUATION

This location enables convenient access to local shops and amenities. In addition, the market town of Romsey offers a wide choice of boutique eateries and high street brands for a perfect day or evening out in the town. Nearby Broadlands House is just south of the town centre and is the former home of Lord Palmerston, with extensive parklands open to the public. For longer countryside adventures the bordering River Test offers an abundance of scenic walks and breath-taking views across Romsey Abbey. Fishlake Meadows nature reserve, Brentry Woodland, Hillier Arboretum and the Sir Harold Hillier gardens are all nearby and there are excellent transport links to Winchester, Southampton and Bournemouth and connecting to the rest of the South from the M27 and M3.



SPECIFICATION

- Executive detached family home
- Beautifully presented accommodation throughout
- Five bedrooms and two en-suite shower rooms
- Three reception rooms
- Impressive kitchen/family room
- Separate utility room and guest cloakroom
- South-facing landscaped rear garden
- Double garage with one manual and one automated up and over door



LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band - G

ASKING PRICE £850,000

Estate management charge approx. £135.00 payable twice yearly.

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.