



Volunteer Yard, Mill Lane, Romsey, Hampshire, SO51 8EW

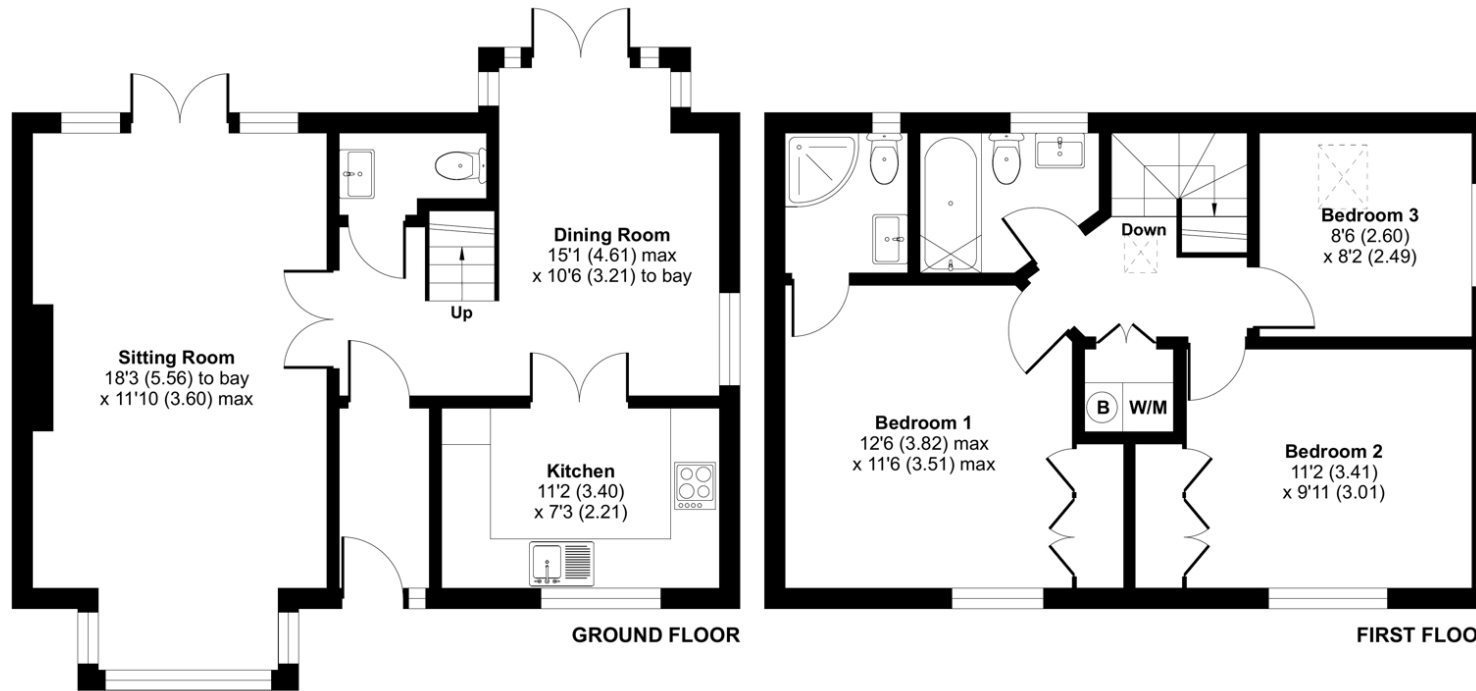


## ACCOMMODATION

This superbly located semi-detached home is nestled in a sought-after position just off Mill Lane, offering a perfect blend of modern design and charming character. The property boasts a well-thought-out layout that caters to both comfort and functionality. The double-aspect sitting room serves as the heart of the home, featuring a central fireplace that adds warmth and a delightful focal point. Adjacent is a dining room with doors opening onto the garden, creating an inviting space for entertaining or family meals. While the dining room is separate from the kitchen, its convenient proximity ensures seamless functionality. A ground-floor cloakroom completes the practical and welcoming living space. The first floor offers three well-proportioned bedrooms, including a principal bedroom with an ensuite shower room for added luxury. A further double bedroom and a spacious single room provide ample accommodation for family members or guests, complemented by an additional family bathroom and a utility cupboard with boiler and plumbing for a washing machine. Outside, the walled rear garden is a peaceful retreat, featuring paved patio areas and beautifully stocked flower beds that add to its charm. At the front, a gravel driveway leads to a single carport and two additional parking spaces, enhancing the property's practicality and appeal. This home is a wonderful choice for those seeking a harmonious balance of modern convenience and classic charm in a desirable location.

Approximate Area = 1047 sq ft / 97.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	70	
(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: 1230047



## SITUATION

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.



### **SPECIFICATION**

- Semi-detached family home
- Three bedrooms
- Separate dining and sitting room
- En-suite shower room to the principal bedroom
- Walled rear garden
- Single carport and two parking spaces

### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band E

**ASKING PRICE £525,000**

### **TENURE**

Freehold