

ACCOMMODATION

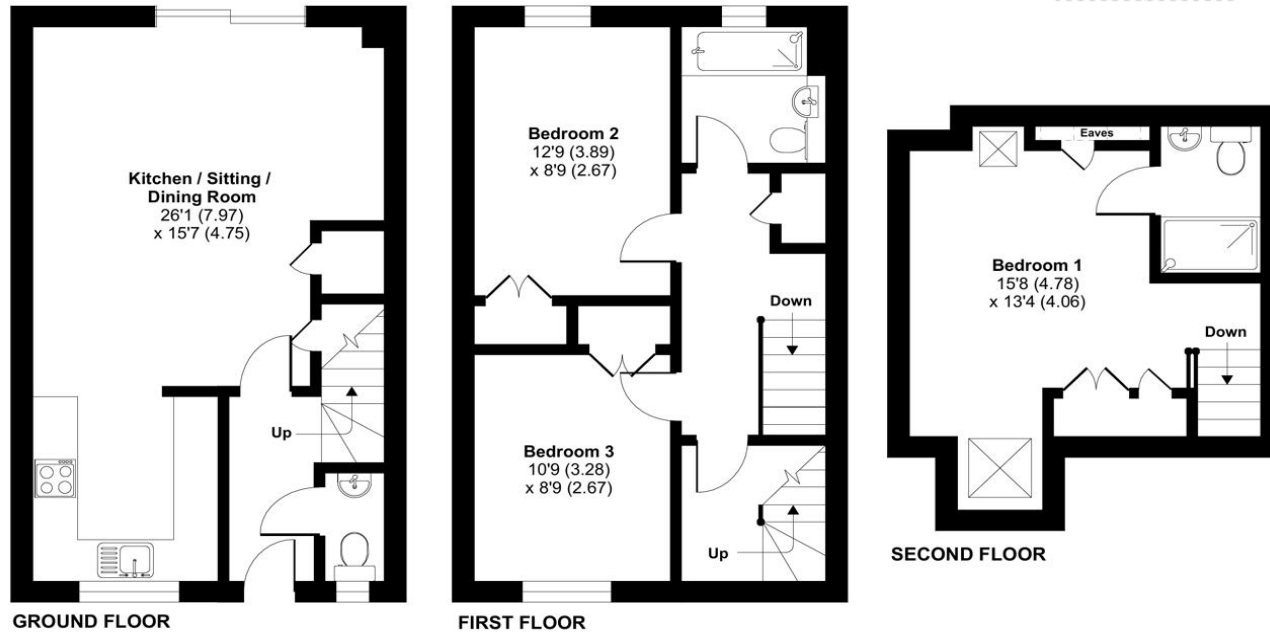
Plot 8 is a stylish town house with well-proportioned accommodation arranged over three floors. The welcoming entrance hallway displays a convenient guest cloakroom and leads to the open-plan kitchen/sitting/dining room. The kitchen has been professionally designed and includes high-quality Shaker style wall and base units with quartz worktops and Neff integrated appliances. Glass doors open to the private rear garden, whilst underfloor heating delivers added comfort and convenience. The first floor is home to two bedrooms, both of which benefit from fitted wardrobes and are served by a luxury bathroom with Porcelanosa sanitary ware with chrome fittings, heated towel rail and tiling. The sumptuous principal bedroom suite is on the second floor with a range of fitted wardrobes and a luxurious Porcelanosa en-suite shower room. Externally, the home enjoys assigned parking and an electric vehicle charging point. Add this to the contemporary look and feel, private outdoor spaces and you'll see that Springfield Gardens is something very special indeed. It's in an excellent location too, being in easy walking distance of Romsey's bustling town centre and the local train station. The Plaza Theatre is just along the road and acts as a cultural and social hub with its varied schedule of plays, musicals, comedy nights and live music, while the nearby Romsey Rapids Sports Complex has swimming pools, squash courts and more.



Approximate Area = 1080 sq ft / 100.3 sq m
 Limited Use Area(s) = 3 sq ft / 0.3 sq m
 Total = 1083 sq ft / 100.6 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	94	95
(81-91)	B		
(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). © nitchecom 2025. Produced for Charters Estate Agents Limited. REF: 1240326

SITUATION

The picturesque town of Romsey sits beside the lovely River Test and is within close proximity to commuter links such as the M27 and A36. 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

Its sophisticated eateries, boutique shopping and comfortable social life holds appeal for a wide range of prospective purchases looking for a safe and convenient lifestyle. This is enhanced by its wealth of excellent local schooling within both the state and private sectors, which attracts many families to the area.

Located on the beautiful Test Way walking and cycling trail, it 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

- Exclusive new development, minutes from Romsey town centre
- Built and finished to an exceptionally high standard throughout and a 10 year Premier Guarantee
- Eco-friendly technology with solar panels and A rated combi-boilers for energy efficiency
- Three bedrooms
- Luxury Porcelanosa en-suite shower room and bathroom
- Open-plan living accommodation with a professionally designed kitchen and quartz worksurfaces
- Private landscaped rear garden
- Assigned parking and E.V charging point

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band NA

ASKING PRICE £525,000

TENURE

Freehold