

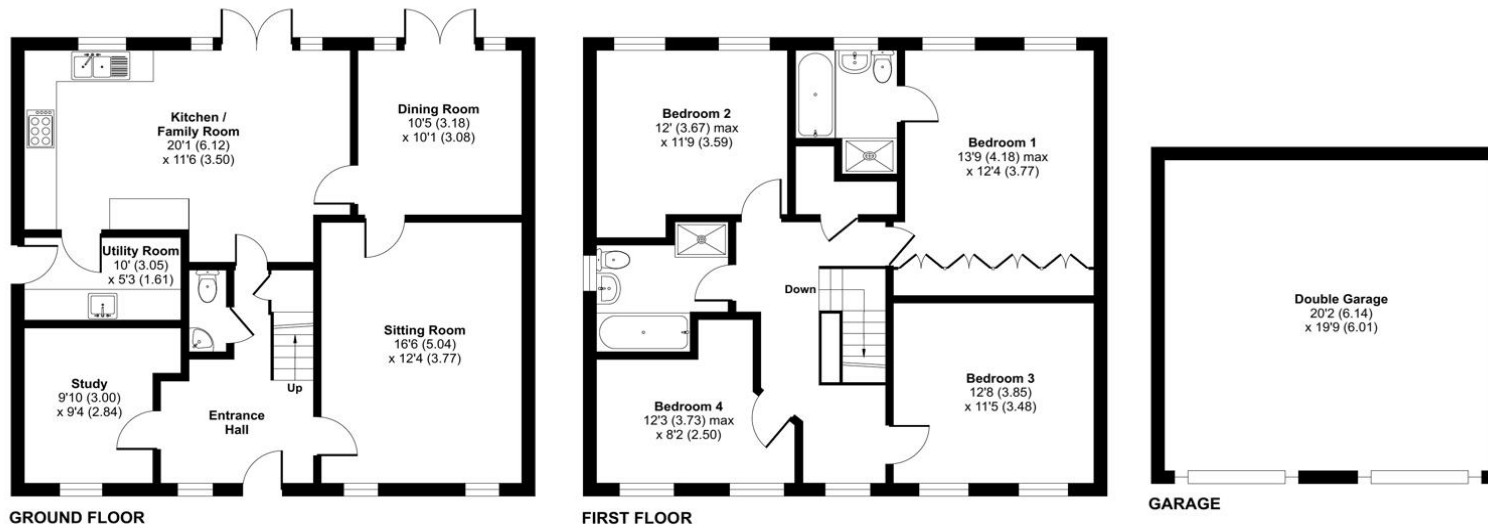




ACCOMMODATION

Tucked away at the apex of a private crescent, overlooking green space and protected oak trees, this beautifully designed four-bedroom detached home offers approximately 1,700 sq. ft. of refined living space. Built in November 2019 and lovingly maintained since by the original purchasers, it perfectly balances modern elegance with everyday comfort, making it an ideal setting for family life. Stepping inside, a spacious hallway welcomes you with an abundance of natural light streaming through the feature window. The dual-aspect sitting room is a bright and inviting space, complete with fitted blinds (which extend throughout the house) that add a touch of privacy and style. Just beyond, the separate dining room, with its Amtico flooring and French doors opening onto the garden, creates a wonderful space for hosting, allowing the outdoors to flow seamlessly in. The large kitchen/family room is sleek and contemporary with ample space for dining, enhanced by underlighting and designed with practicality in mind, with doors leading directly to the garden. A separate utility room with side access from the driveway keeps household tasks neatly tucked away. For those working from home, the study offers a quiet and private retreat, while a downstairs cloakroom and additional storage provide everyday convenience. Upstairs, the open landing, one of the home's standout features, enjoys natural light from its large window, creating a feeling of space. The principal bedroom is a sanctuary of comfort, with fitted wardrobes and a luxurious en-suite boasting both a bath and a separate shower. Two further king-size bedrooms offer generous proportions, while the fourth double bedroom provides ample space for family or guests. A stylish family bathroom, again with both a bath and separate shower, serves the additional bedrooms, completing the upper floor. Outside, the garden has been thoughtfully landscaped with a large, decked area, established planting and trees, providing a perfect setting for relaxing or entertaining. The slightly sloping plot has now been levelled and re-lawned, offering a practical and versatile outdoor space. A larger than average double garage and four-car driveway complete this exceptional home which is immaculately presented throughout and offers both convenience and curb appeal.

Approximate Area = 1684 sq ft / 156.4 sq m
 Garage = 398 sq ft / 36.9 sq m
 Total = 2082 sq ft / 193.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(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	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Charters Estate Agents Limited. REF: 1264520

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. Steeped in history from its Saxon roots and centred upon its imposing and prepossessing abbey, its sophisticated eateries, boutique shopping and comfortable social life holds appeal for a wide range of prospective purchasers 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.

Within easy walking distance is Sir Harold Hillier Gardens, an arboretum covering 180 acres and The Kings Chase sports complex which includes facilities such as a sports pavilion, football and rugby pitches, together with a community and function room. Further facilities include The White Horse public house, Ampfield Golf Course and its restaurant, village hall and café with its monthly market cricket ground and new pavilion.

Scan the QR code to find out more information about this property.



SPECIFICATION

- Stunning four bedroom detached home
- Four years remaining of the NHBC Warranty
- Sought-after location ideally situated for commuters
- Within easy reach of well-regarded primary and secondary schools
- Beautifully presented accommodation throughout
- Contemporary kitchen/family room with enhanced features
- Separate dining room, study and utility room
- Principal bedroom with en-suite bathroom
- Double garage with four car-driveway
- Landscaped, private rear garden



LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band F

ASKING PRICE £875,000

Estate Management Charges - £181 approx. per annum.

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.