



5 Briar Way | £600,000
Romsey, Hampshire, SO51 7RA

 Henshaw Fox



5 Briar Way
Romsey, Hampshire, SO51 7RA

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 801 SQ FT / 74.4 SQ M
 FIRST FLOOR = 522 SQ FT / 48.5 SQ M
 TOTAL = 1323 SQ FT / 122.9 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1054252)

Summary

Situated within a quiet cul-de-sac location, this extended detached home offers a fantastic amount of living space and is beautifully presented throughout. The accommodation comprises four bedrooms, en-suite shower room, family bathroom, sitting room, family room, stunning kitchen/dining room, utility room, downstairs WC, south/westerly facing rear garden, ample driveway parking and garage.

Features

- Extended detached home located within a quiet cul de sac
- Popular residential development nearby to local amenities
- South westerly facing rear garden
- Four bedrooms, en-suite and family bathroom
- Sitting room, family room and kitchen/dining room
- Utility room and downstairs WC
- Block paved driveway and garage

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

5, Briar Way, Romsey, Hampshire, SO51 7RA

Ground Floor

The spacious entrance hallway provides access to the downstairs WC, the sitting room, family room and kitchen/dining room. The sitting room has a pleasant double aspect and doors opening to the rear garden. The family room offers many uses as a space, including play room or home office. The kitchen/dining room has been refitted with a range of cupboards and drawers, an integrated chest level double oven, hob with extractor hood over, there is space for a dishwasher and space for an 'American' style fridge/freezer. The dining area has space for the dining table and chairs and a door opens to the rear garden. The utility room has space for the washing machine and tumble dryer, there is a built in storage cupboard and a door opening into the garage.

First Floor

The landing provides access to the loft space which is partly boarded, the airing cupboard, all four bedrooms and the family bathroom. Bedroom one has built in wardrobes and a modern en-suite shower room. The en-suite is fitted with a white suite with chrome fittings comprising WC, wash basin, heated towel rail and enclosed shower cubicle. Bedroom two, another double room provides access to the airing cupboard. Bedrooms three and four overlook the rear garden. The family bathroom is fitted with a modern white suite with chrome fittings comprising WC, wash basin, bath with shower over, fitted shower screen and heated towel rail.

Outside

The rear garden has a pleasant south/westerly aspect, paving adjoins the rear of the home, the remainder of the garden is laid to lawn with established hedging. There is an outside tap and side access leads to the front of the home.

Parking

There is ample driveway parking to the front of the home, the garage has an up and over door, power, lighting and houses the 'Worcester Bosch' boiler. There is a 7kw 'Pod Point' car charger.

Location

Briar Way is located off Campion Drive, a quiet and desirable location on the north east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey rail way station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. There are also frequent bus routes on the Winchester Road to Romsey, Winchester and Southampton. More locally, there are handy convenience stores nearby, a large green and close access to Tadburn Meadows.

Sellers Position

Looking for forward purchase

Tenure

Freehold

Age

1990s

Heating

Gas central heating

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

Romsey School

Council Tax

Band E - Test Valley Borough Council

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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