



 Henshaw Fox

5 Bramble Drive | £585,000
Romsey, Hampshire, SO51 7RJ

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01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

An sympathetically extended detached residence, immaculately presented throughout and positioned within a quiet closed road. The home features three bedrooms, flexible study room, en-suite, family bathroom, useful downstairs cloakroom, modern kitchen/breakfast room and open plan sitting/dining area at the rear of the home.

Features

- Extended detached house
- Three bedrooms and flexible study/dressing area
- Family bathroom and en-suite to principal bedroom
- Positioned within a quiet closed road
- Driveway leading to garage
- Well appointed rear garden

EPC Rating

Energy Efficiency Rating
Current C
Potential B

5, Bramble Drive, Romsey, Hampshire, SO51 7RJ

Ground Floor

Upon entry, the entrance hall provides access to the sitting/dining room, kitchen/breakfast area, cloakroom comprising WC and wash basin, stairs to first floor landing and under stairs storage drawers. The kitchen/breakfast room overlooks the front aspect and features a selection of wall and base storage units, one and half oven with warming draw and integral microwave, hob with extractor above, space for fridge/freezer, plumbing for dishwasher, door to utility cupboard with plumbing for washing machine, breakfast bar with storage units under and over and door out to the side passage. The extended sitting/dining area is an expansive open plan space with variety of skylights, sliding doors out to the rear garden, open through to the kitchen/breakfast room. The log burner provides a real focal point.

First Floor

The first floor landing provides access to all three bedrooms, family bathroom and airing cupboard housing combi boiler. The principal bedroom is a generous double with en-suite comprising shower unit, WC, heated towel rail, underfloor heating and dual sinks. There is a useful additional room, currently set up as a study or could be a perfect dressing room. Bedroom two is a spacious double with built in wardrobes. Bedroom three is an ample single with dual aspect windows. The family bathroom features shower over bath, WC, wash basin and heated towel rail.

Outside

The rear garden has an adjoining patio providing ample seating or entertainment space, woodstore and covered potting area. Steps lead up to an area of lawn with mature shrub borders and further seating areas. There is a side pedestrian gate leading the front and a door into the rear of the garage.

Parking

Paved driveway to the front leading to garage electric roller door. The garage has power and lighting. There is a further woodstore to the front of the garage door.

Location

Bramble Drive is located off the popular Campion Drive development, approximately 1.3 miles from the town centre and train station, there is a local shop within a few minutes and exceptionally easy access to the town's various amenities with frequent bus routes on the Winchester Road to Romsey and Winchester.

Sellers Position

Buying on

Tenure

Freehold

Heating

Gas central

Infant and Junior School

Cuperham Infant and Junior Schools

Secondary School

Romsey School

Council Tax

Test Valley - Band D

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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