



Hensha

4 Coltsfoot Walk | £835,000
Romsey, Hampshire, SO51 7RH



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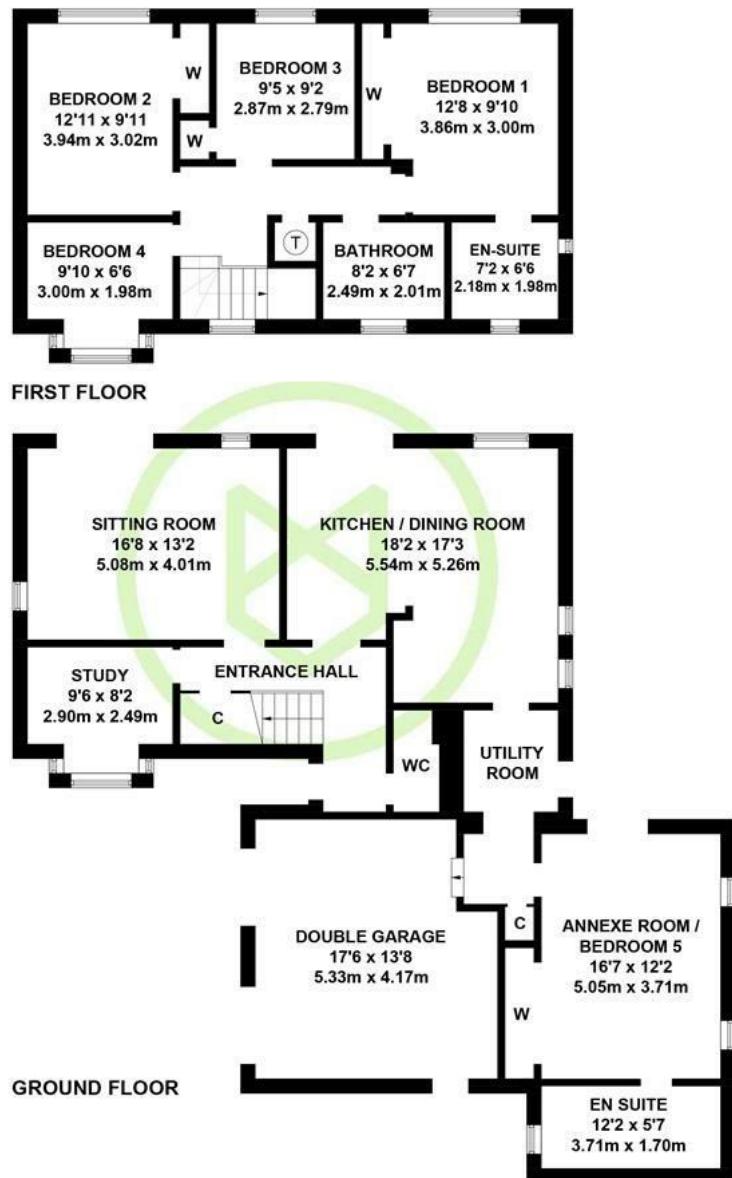
4 Coltsfoot Walk
Romsey, Hampshire, SO51 7RH

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Summary

This superbly presented executive detached home offers spacious and versatile accommodation, finished to an exceptional standard throughout. Nestled within a quiet cul-de-sac, the property enjoys both privacy and a prime position near to excellent local amenities. The ground floor features a welcoming sitting room, a separate study ideal for home working, and a stunning open-plan kitchen/dining room complete with utility area — perfect for modern family living. A generous additional family room includes its own en-suite and offers the potential to serve as a fifth bedroom or guest suite/annex. Upstairs, the home continues to impress with four well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Outside, the front of the property provides driveway parking for multiple vehicles and access to a double garage. To the rear, a beautifully landscaped tiered garden offers a tranquil retreat, enjoying a high degree of privacy and a desirable westerly aspect.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1437 SQ FT / 133.5 SQ M
(INCLUDING DOUBLE GARAGE)
FIRST FLOOR = 729 SQ FT / 67.7 SQ M
TOTAL = 2166 SQ FT / 201.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID903570)

Features

- Impressive five bedroom detached home within a quiet closed road
- Stunning kitchen/dining room opening to the rear garden, with separate utility room
- A popular residential location, near to excellent local amenities and popular schooling
- Beautifully finished en-suite to principal bedroom and further family bathroom
- Flexible downstairs bedroom with en-suite shower room, ideal as an annex room or guest suite
- Sitting room and study
- A large westerly facing rear garden
- Ample driveway parking and double garage

EPC Rating

Energy Efficiency Rating
Current C
Potential B

4, Coltsfoot Walk, Romsey, Hampshire, SO51 7RH

Ground Floor

The welcoming entrance hallway provides access to a downstairs cloakroom, comprising a WC and wash basin, as well as to the study, which features an attractive bay window—ideal for use as a home office or snug. The spacious sitting room enjoys a bright and airy atmosphere thanks to its dual-aspect design, enhanced further by tri-folding doors opening directly onto the rear garden. Double doors lead through to the beautifully finished open-plan kitchen/dining room, which boasts a comprehensive range of storage units and high-quality integrated appliances, including a fridge/freezer, oven with hob and extractor fan, dishwasher, and space for a wine cooler. Further double doors from the dining area open onto the adjoining patio, perfect for entertaining or al fresco dining. Adjoining the kitchen is a well-appointed utility room, offering ample storage and space for both a washing machine and tumble dryer. A side door provides access to the garden, while an internal door leads to the double garage and a versatile annexe room—currently used as a fifth bedroom. This annexe benefits from its own modern en-suite, featuring a large shower, WC, and wash basin, making it an ideal guest suite, teenager's retreat, or multi-generational living space.

First Floor

The spacious first floor landing provides access to all four generously sized double bedrooms, a family bathroom, and a useful airing cupboard. The principal bedroom is a large double room, complete with built-in wardrobes and a beautifully appointed en-suite. The en-suite features stylish floor-to-ceiling tiling, a walk-in shower, fitted with Aqualisa SmartValve showerhead for precise thermostatic temperature control, WC, integrated storage, and a modern wash basin. Bedroom two also benefits from fitted wardrobes, while bedrooms three and four offer ample space for double beds and additional furniture — ideal for family living or guests. The modern, light family bathroom was newly fitted in June 2024 and features part-tiled walls, a panelled bath, large separate shower cubicle again fitted with a Aqualisa SmartValve shower head, wash basin and WC.

Outside

Benefiting from a desirable westerly-facing aspect, the rear garden is a true highlight of the home, with an expansive patio running the full width of the property—an ideal setting for outdoor dining, entertaining, or simply relaxing in the warmer months. The majority of the garden is arranged across three separate, gently tiered levels, each laid to lawn and offering plenty of space for play, planting, or further landscaping. A pathway runs along one side of the garden, with a gated access point on the other. Mature shrubs and established trees create a high degree of privacy and a peaceful, secluded feel.

Parking

To the front of the property, a generous driveway provides off-road parking for multiple vehicles, leading to a large double garage offering additional secure parking or excellent storage options.

Location

Coltsfoot Walk is 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.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Tenure

Freehold

Heating

Gas

Infant and Junior School

Cuperham Infant and Junior School

Secondary School

The Romsey Academy

Council Tax

Test Valley - Band G

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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