



123 Botley Road | £700,000  
Romsey, Hampshire, SO51 5RQ







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## Summary

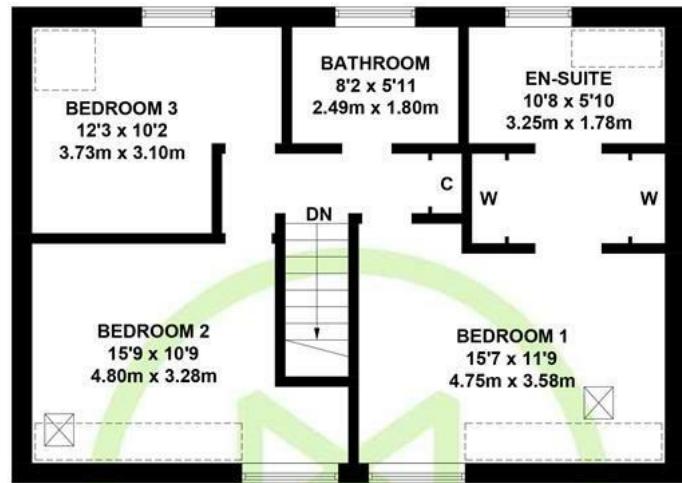
Having undergone extensive renovation in recent years, this exceptional home now offers a spacious and contemporary interior finished to an impressive standard, with high-quality fixtures and fittings throughout. The well-planned accommodation includes a modern kitchen/dining room with direct access to the landscaped south-facing garden, a comfortable sitting room, a versatile family room/bedroom, a study/home office, and a stylish ground floor WC. Upstairs, there are three generously sized double bedrooms. The principal bedroom benefits from a dedicated dressing area and a luxurious en-suite bathroom, complete with a four-piece suite. A further modern family shower room serves the remaining bedrooms. Externally, the beautifully maintained south-facing garden enjoys a high degree of privacy and features a fully equipped home office/summer house with power and lighting. To the front, there is ample off-road parking for several vehicles.

## Features

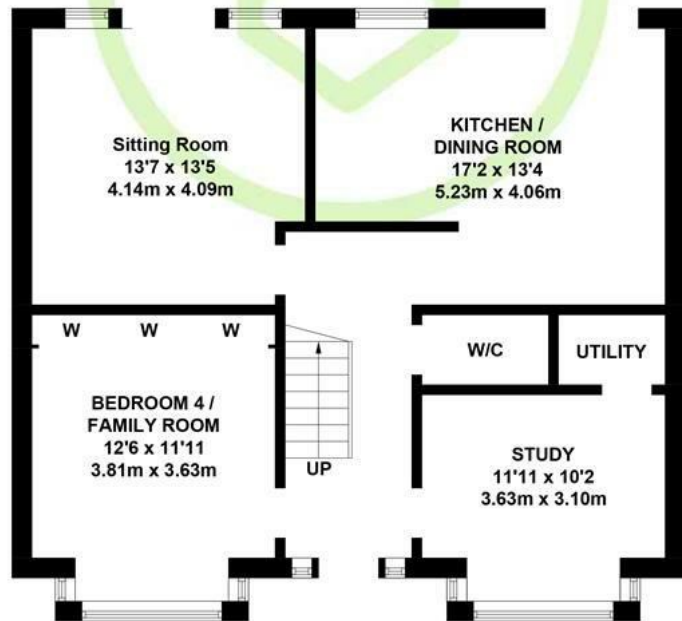
- Stunning detached home located in Whitenap, Romsey
- Within catchment for the Halterworth Primary and The Mountbatten Secondary Schools
- Remodelled and extensively renovated in recent years
- Four double bedrooms, luxurious four piece en-suite and further shower room
- Sitting room, modern kitchen/dining room, study and family room/bedroom
- A short walk to nearby amenities, including local shop, public house and bus stops
- Southerly facing landscaped rear garden
- Block paved driveway parking for several vehicles
- Recently fitted engineered oak flooring to most of the ground floor

## EPC Rating

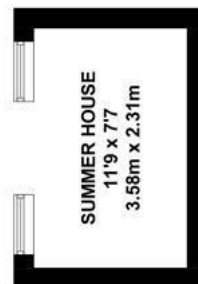
Energy Efficiency Rating  
Current C  
Potential B



FIRST FLOOR



GROUND FLOOR



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 845 SQ FT / 78.5 SQ M  
FIRST FLOOR = 669 SQ FT / 62.2 SQ M  
SUMMER HOUSE = 89 SQ FT / 8.3 SQ M  
TOTAL = 1603 SQ FT / 149.0 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1107864)



# 123, Botley Road,

## Romsey, Hampshire, SO51 5RQ

### Ground Floor

Upon entering this impressive home, the sense of space and contemporary design is immediately apparent. The welcoming entrance hall provides access to the principal ground floor rooms, including the sitting room, kitchen/dining room, family room/bedroom, and a study/home office. Located at the rear of the property, the sitting room enjoys views over the south-facing rear garden, with French doors opening directly outside, ideal for relaxing or entertaining during the warmer months. Adjacent to this is the kitchen/dining room, a fantastic space perfectly suited to modern family living. The kitchen has been stylishly refitted with a range of cupboards and drawers, a butler sink, freestanding oven with extractor canopy above, space for fridge/freezer, and a dishwasher. There is ample space for a dining table and chairs, complemented by Italian porcelain flooring and French doors opening out to the rear garden. To the front of the property is a versatile family room, which could also serve as a double bedroom, playroom, or additional reception space. A bay window to the front aspect allows in plenty of natural light, and full-height, wall-length fitted wardrobes provide excellent storage. The study/home office, also positioned at the front, features a further bay window and a useful utility cupboard housing the boiler, plumbing for a washing machine, and additional storage. A modern cloakroom completes the ground floor, fitted with a white suite comprising WC, wash hand basin with vanity unit, heated towel rail, and finished with Italian porcelain flooring.

### First Floor

The first-floor landing gives access to three well-proportioned double bedrooms, the family shower room, and an airing cupboard. Bedroom one is a generously sized principal bedroom, featuring pocket doors that lead into a dedicated dressing area with two sets of fitted wardrobes, including one with mirrored fronts. The luxurious en-suite has been finished to a high specification, boasting programmable underfloor heating, Italian porcelain flooring, automatic LED lighting, a heated towel rail, and a heated LED mirror. The en-suite is fitted with a stylish four-piece suite comprising a WC, wash hand basin, bath, and an enclosed shower cubicle. Bedroom two is another spacious double room with access to useful eaves storage, while bedroom three is also a comfortable double. The family shower room is finished with the same attention to detail, featuring programmable underfloor heating, Italian porcelain flooring, a modern white suite comprising WC, wash hand basin, enclosed shower cubicle, and a heated towel rail.

### Outside

The landscaped rear garden enjoys a sunny southerly aspect and offers a high degree of privacy. A generous Indian sandstone patio adjoins the rear of the property, providing an ideal space for outdoor dining and entertaining. Beyond, the garden is mainly laid to lawn, with well-established borders featuring mature hedges and shrubs that create a secluded and attractive setting. A versatile Summer House/Garden Room, complete with power and lighting, offers a range of potential uses such as a home office, studio, or relaxation space. To the side of the property, there is an enclosed storage area, along with a pathway providing gated side access. Additional features include an outside tap and external power points.

### Parking

The front driveway has been remodelled to allow easy access in and out, as well as plenty of turning space. The drive is laid to shingle and block paving that has been imported from Ireland, there is parking for several vehicles.

### Location

The Whitenap district of Romsey is an idyllic family setting located to the south east of Romsey town. Whitenap is approximately 1.2 miles from the town centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the towns various amenities and simple transport to other major cities in the south. Whitenap also boasts bus routes to the town centre, Winchester and Southampton. Also within the district there is the renowned Luzborough Public House, a handy convenience store and large park with play area.

### Sellers Position

No onward chain

### Tenure

Freehold

### Heating

Gas Central Heating

### Primary School

Halterworth Primary School

### Secondary School

The Mountbatten School

### Council Tax

Band E - Test Valley Borough Council

### Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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