



£650,000

HenshawFox

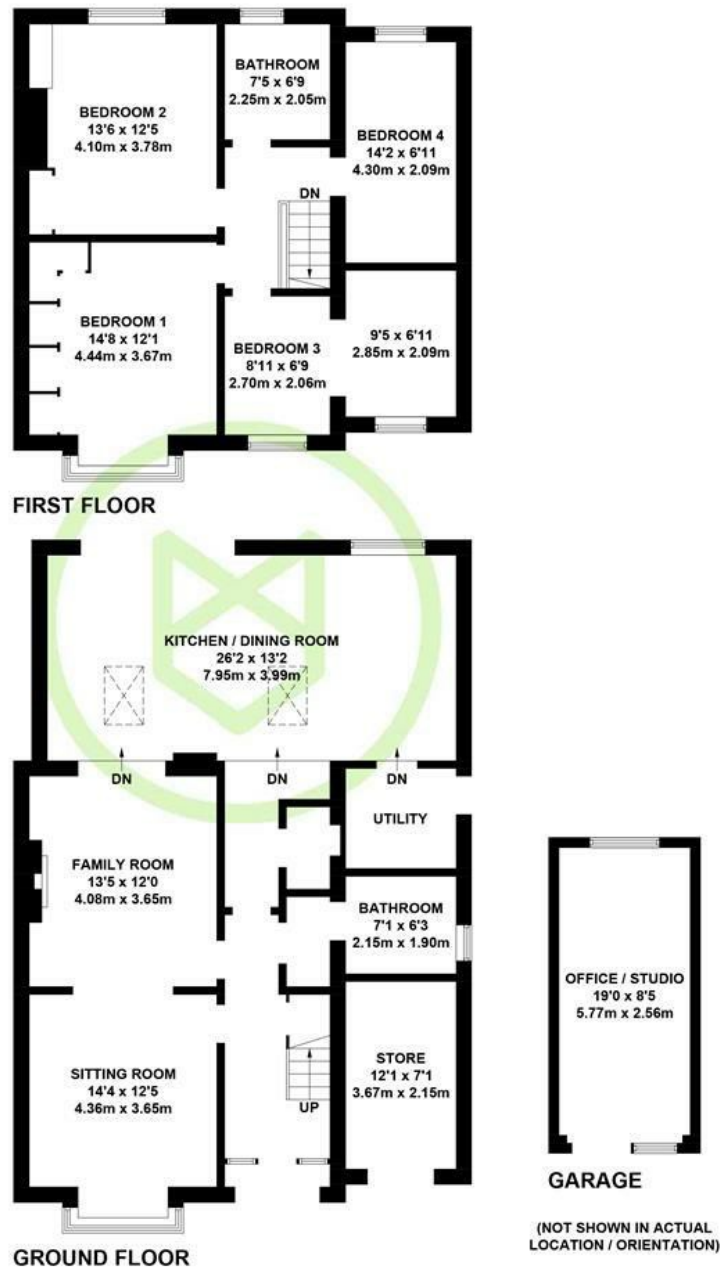


168 Botley Road

Romsey, Hampshire, SO51 5SW

01794 521339
homes@henshawfox.co.uk
www.henshawfox.co.uk





APPROXIMATE GROSS INTERNAL AREA
 MAIN HOUSE = 1800 SQ FT / 167.19 SQ M
 OFFICE / STUDIO = 159 SQ FT / 14.77 SQ M
 TOTAL = 1959 SQ FT / 181.96 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID967953)

Summary

This characterful and extended family home is enviably positioned within close proximity to both Halterworth Primary School and Mountbatten Secondary School whilst offering spacious and versatile accommodation throughout. The ground floor flows from the sitting room into the adjoining family room with the impressive open kitchen dining room providing the perfect social space to relax with family or entertain. The four double bedrooms are well served by a family bathroom as well as a large shower room on the ground floor. Ample parking is available on the gravel driveway for several vehicles with a large store room and gated access into the mature rear garden which extends to playing fields at the rear. A detached home office is fully insulated with power and heating, ideal for home working.

Features

- An extended semi detached family home
- Generously proportioned rooms throughout
- Three reception areas
- Four double bedrooms
- Impressive open plan kitchen/dining and living area
- Separate utility room
- Family bathroom and ground floor shower room
- Ample off road parking and store room
- Mature and private rear garden
- Detached and insulated home office

EPC Rating:

Energy Efficiency Rating

Current 70

Potential 80

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Accommodation

Ground Floor

The attractive open porch frames the composite front door with leaded inserts, opening to the welcoming entrance hall with storage under the stairs. The sitting room to the left overlooks the front aspect via a box bay window and has sliding doors through to an adjoining family room where the stone open fireplace provides a focal point. The tiled and open plan kitchen diner is a great feature and social space ideal for modern family living, overlooking the private garden and patio area. The cottage style kitchen offers a range of low level units with contrasting solid oak block worksurfaces, central island and butler sink. A range style cooker and extractor hood over are included with space for American fridge freezer and additional space and plumbing for white goods in the useful utility adjacent with access to the sideways. The generous dining and seating area is flooded with natural light from the velux windows and bifold doors to the garden. A larger cupboard provides additional storage with access from the hallway to the shower room with tiled walk in shower, wash basin, WC and heated towel rail.

First Floor

The landing allows access to the part boarded loft space via a hatch and pull down ladder, also serving the four double bedrooms. Bedroom one and two both benefit from built in wardrobes. The family bathroom comprises a panelled bath with shower over, dual flush WC, wash hand basin and heated towel rail.

Parking

Extensive parking is available for several vehicles on the gravelled driveway. Double doors access the large store room at the front of the property.

Outside

A secure side gate leads to the mature and private rear garden which features a large patio seating area which abuts the rear of the home, with bi fold doors to the dining area ideal for Al Fresco dining. The well tended lawn extends to the rear of the garden with a raised decked area, timber shed and space for vegetable garden to the rear. The detached home office is fully insulated and fitted with power and light creating a versatile space.

Location

The quiet, family orientated district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services 35 to Romsey, 66 to Winchester, and W1 to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows.

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Halterworth Community Primary School

Secondary School

The Mountbatten School

Council Tax

Band D - Test Valley Borough Council

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