



17 Oatlands | £495,000

Fishlake Meadows, Romsey, Hampshire, SO51 0GU







# 17 Oatlands

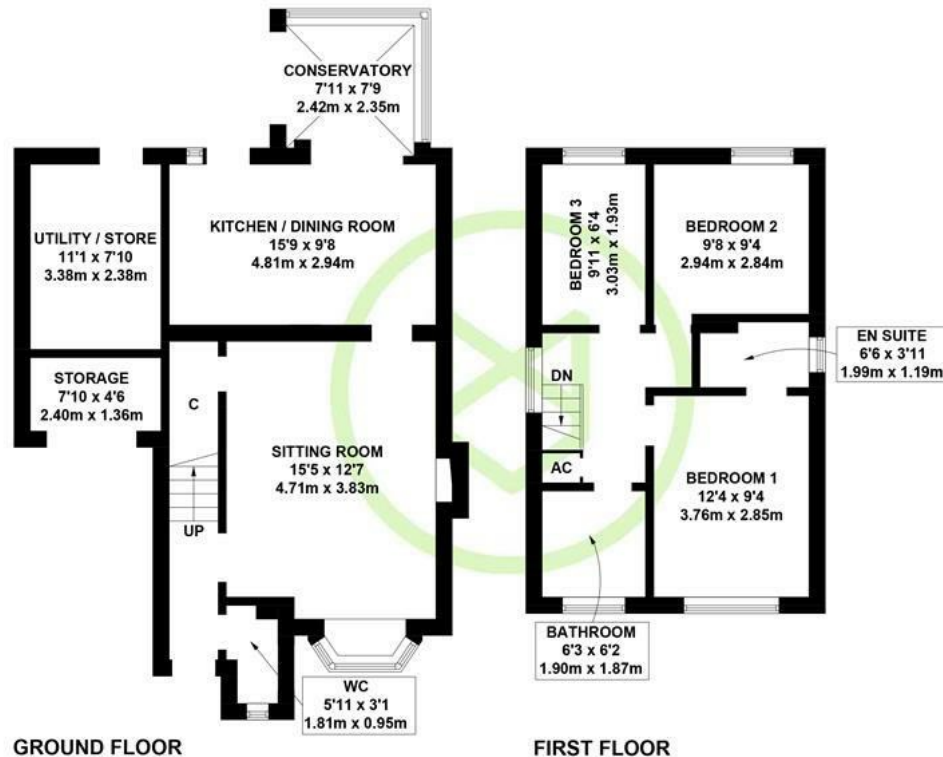
Fishlake Meadows, Romsey, Hampshire, SO51 0GU

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## Summary

Situated within walking distance of Romsey town centre and tucked away in a peaceful cul-de-sac within Fishlake Meadows, this beautifully presented home offers bright, generously proportioned accommodation throughout. The property comprises three bedrooms, an en-suite shower room, and a well appointed family bathroom. The ground floor features a welcoming sitting room with a wood-burning stove, a contemporary kitchen/dining room opening to a conservatory, a ground floor WC and a practical utility area. Externally, the home enjoys a landscaped rear garden and off road parking.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 630 SQ FT / 58.5 SQ M  
FIRST FLOOR = 419 SQ FT / 38.9 SQ M  
STORAGE = 34 SQ FT / 3.2 SQ M  
TOTAL = 1083 SQ FT / 100.6 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1274172)

## Features

- Located within Fishlake Meadows, a short flat walk into Romsey town centre
- An immaculately kept detached home in a quiet closed road
- Sitting room with wood burning stove
- Modern kitchen/dining room, opening into a conservatory
- Three bedrooms, en-suite shower room to bedroom one and a family bathroom
- A pleasant landscaped rear garden
- Off road parking, converted garage with store area and utility area
- Sellers found property to purchase

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C



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**Ground Floor**

The entrance hallway provides access to the sitting room, the ground floor WC, and staircase rising to the first floor. The sitting room immediately sets the tone for this immaculately presented home, featuring a large window overlooking the private frontage and a wood-burning stove creating an attractive focal point, a fitted corner unit provides storage as does the understairs cupboard. A door leads through to the kitchen/dining room, fitted with a modern and stylish range of cupboards and drawers, complemented by granite worktops and a breakfast bar. Integrated appliances include a chest-height Neff combi oven/microwave with a further Neff oven below, a Bosch induction hob, and a Bosch fridge/freezer, there is space for a dishwasher. A door provides direct access to the rear garden, while the kitchen/dining area opens seamlessly into the conservatory, offering an ideal space for dining or relaxing while enjoying views of the garden.

**First Floor**

The first floor landing provides access to the three bedrooms, family bathroom, airing cupboard, and loft space. Bedroom one is a well proportioned double room overlooking the front of the home and benefits from an en-suite fitted with a WC, wash hand basin, and enclosed shower cubicle. Bedroom two is a further double room enjoying views over the rear garden, while bedroom three, currently utilised as a study/home office, also overlooks the rear garden. The family bathroom is fitted with a WC, wash hand basin, panelled bath with shower over, shower screen, and heated towel rail. The loft has a pull down ladder, has boarding and a light. The airing cupboard houses the Worcester Bosch combination boiler.

**Outside**

Paving adjoins the rear of the property, leading onto an area of lawn bordered by well-stocked, mature planting. The garden further benefits from a garden shed, outside power and lighting, and a side gate providing access to the front of the home. Accessed from the garden, the rear section of the garage has been converted into a useful utility/store room, with plumbing for a washing machine, access to loft space, power and lighting. The original front garage door opens into a practical storage area.

**Parking**

Off road parking is located in front of the store, to the side of the home.

**Location**

Fishlake Meadows is regarded as one of Romsey's most sought-after areas, ideally located on short flat walk into Romsey town centre. Canal Walk provides a convenient and scenic walk in the town centre, while Romsey railway station, located even closer, offers commuter links to Southampton, Winchester, and Salisbury. A wide range of recreational opportunities can also be found nearby, including Fishlake Meadows Nature Reserve, National Trust locations such as Mottisfont and the expansive New Forest National Park.

**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.

**Sellers Position**

Found property to purchase

**Age**

1990s

**Tenure**

Freehold

**Heating**

Gas central heating

**Primary School**

Romsey Primary School

**Secondary School**

The Romsey School

**Council Tax**

Band D - 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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