



Brambles | £695,000

Winchester Hill, Romsey, Hampshire, SO51 7NW







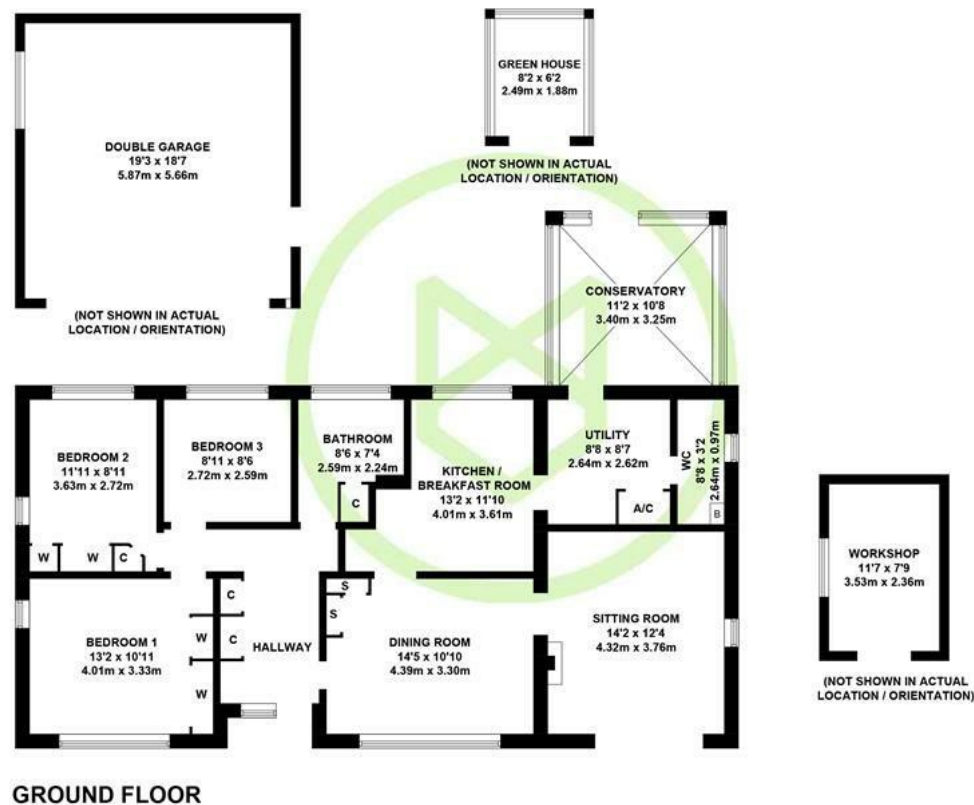
# Brambles

Winchester Hill, Romsey, Hampshire, SO51 7NW

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1246 SQ FT / 115.8 SQ M  
 OUTBUILDINGS = 496 SQ FT / 46.1 SQ M  
 TOTAL = 1742 SQ FT / 161.9 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1161035)

## Summary

A beautifully kept and wonderfully light detached bungalow, discreetly positioned on a generous plot approaching 0.20 of an acre and with pleasant gardens to the front and rear. The accommodation offers three bedrooms, family bathroom, sitting room, dining room, kitchen/breakfast room, utility room, conservatory, driveway parking and detached double garage.

## Features

- Detached bungalow situated on a generous plot approaching 0.20 of acre
- Discreetly positioned offering a great deal of privacy
- Three bedrooms and family bathroom
- Sitting room, dining room and conservatory
- Kitchen/breakfast room with integrated appliances and utility room
- Detached double garage with electric door, workshop and greenhouse
- Driveway parking for several vehicles
- Seller suited with forward purchase

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential C

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## Accommodation

The welcoming entrance hallway provides access to the dining room, the three bedrooms, family bathroom, storage cupboards and loft access. The dining room offers ample space for the dining suite, a large window overlooks the front gardens and doors lead to the kitchen/breakfast room and sitting room. The sitting room has a gas fire providing the perfect focal point and sliding doors open to the front garden. The kitchen/breakfast room has space for table and chairs, a range of cupboards and drawers, appliances include a 'Bosch' chest level double oven, 'Bosch' induction hob and 'Bosch' dishwasher, there is space for a fridge/freezer. The utility room offers further storage, provides access to the airing cupboard, has space for the washing machine, space for a tumble/condensing dryer, a door leads to a separate WC which houses the 'Worcester Bosch' boiler. The conservatory has views over the rear garden and double doors opening to the rear garden. Bedrooms one and two are both double rooms that benefit from fitted wardrobes, bedroom three is a good size room that is currently used as a study. The bathroom is fitted with a modern white suite comprising WC, wash basin, bath with shower over, fitted shower screen, there is access to a linen cupboard.

## Outside

The home sits within a plot approaching 0.20 of an acre. The front garden is landscaped with a range of established hedging and shrub borders, a pathway leads to the front door. The rear garden offers a great deal of privacy, paving adjoins the rear of the conservatory, there is an area laid to lawn and established hedging and shrub borders. A workshop has power and lighting, there is a greenhouse and side access via both sides of the home.

## Parking

Block paved driveway parking provides parking for several vehicles. A detached double garage has power, lighting and an electric garage door.

## Location

Brambles is located on Winchester Hill and within a secluded position on the edge of Romsey. It is approximately 2 miles from the town centre and train station, while there is a bus stop nearby, providing easy access into the town's various general amenities.

## 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

1960s

## Heating

Gas central heating

## Council Tax

Band E - Test Valley Borough Council

## 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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