



**£285,000**

HenshawFox

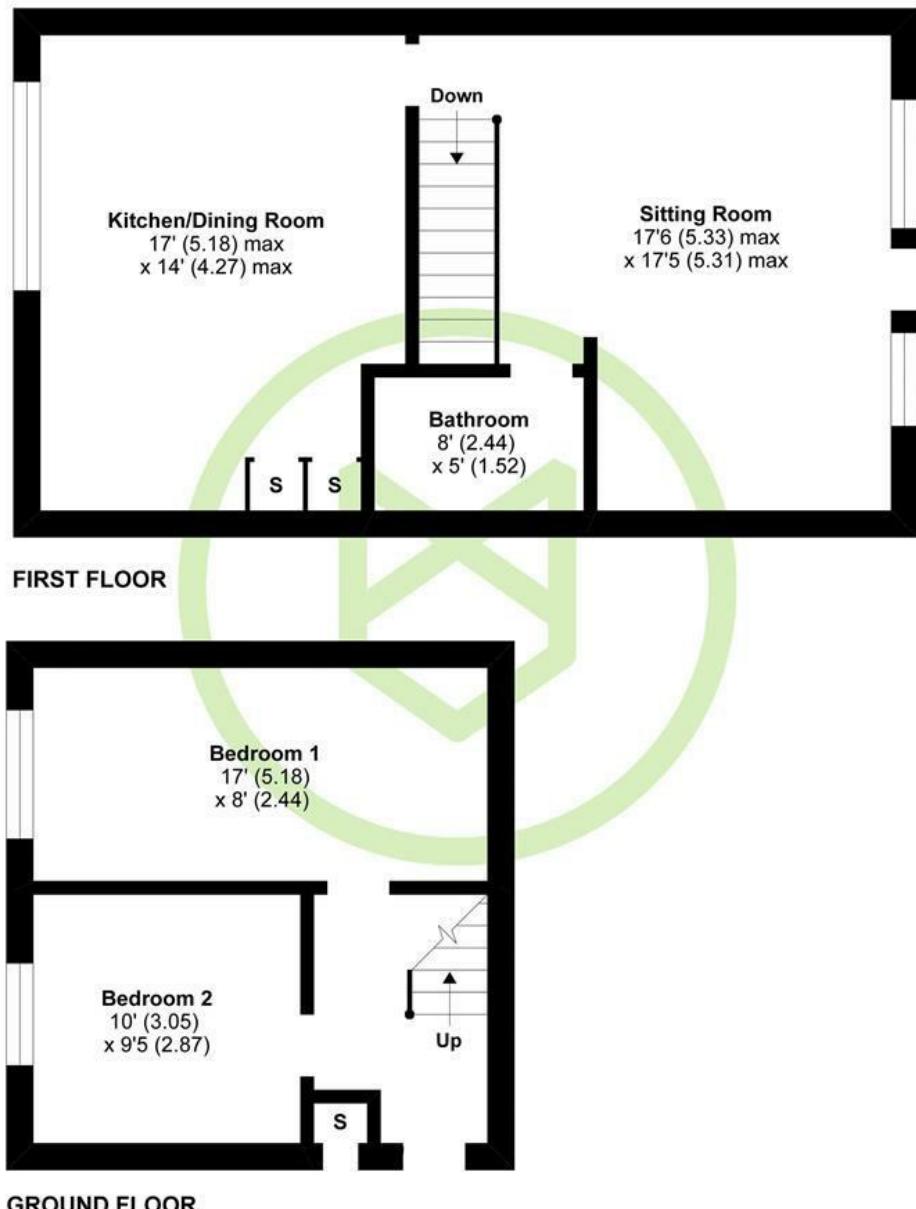


**1, Ashdown Way**  
Romsey, Hampshire, SO51 5QR

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Ground Floor = 297 sq ft / 27.6 sq m (excludes store)  
 First Floor = 568 sq ft / 52.7 sq m  
 Total = 865 sq ft / 80.3 sq m (excludes store)  
 For identification only - Not to scale



## Summary

A beautifully presented two bedroom house located in a closed road with off road parking, situated in the ever popular district of Halterworth. Having undergone an extensive renovation recently, the property is available in pristine condition, ready to move into. In brief, the accommodation comprises of two double bedrooms, luxurious family bathroom, large kitchen/dining room, open and spacious sitting room also leading to an enclosed rear garden with an outside office. A further benefit is the potential to extend, having had planning permission already approved for a significant double storey side extension.

## Features

- Stunning two double bedroom semi detached home
- Recently refurbished throughout to an excellent standard
- Located in the desirable area of Halterworth and in catchment for popular schools
- Large open plan modern kitchen/dining room
- Extensive living accommodation with access out to rear garden
- Remodelled rear garden with outside office
- Driveway parking
- Planning permission granted for two storey side extension to add two further bedrooms and additional living space

**EPC Rating:**  
**Energy Efficiency Rating**  
**Current null**  
**Potential null**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021.  
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# 1, Ashdown Way

Romsey, Hampshire, SO51 5QR

## Accommodation

### Ground Floor

The front door opens into an open hallway, with bedroom two on the left which is a double room to the front aspect. The main bedroom is straight ahead, also a significant double room with a front elevation. Stairs lead from the hallway and open straight into a beautiful open sitting area. Planning permission has been recently approved for the erection of a double storey extension at the side of the property, which would comprise of extended living/dining accommodation on the first floor and two further bedrooms as well as an en-suite on the ground floor. Further information can be found on the Test Valley Planning Portal.

### First Floor

The sitting room has been rearranged superbly by the current owners, now boasting an open, light, airy and spacious room. Benefiting from easily maintained laminate flooring throughout upstairs, full height modern radiators, a door accessing and windows overlooking the rear garden. Also refurbished to a high standard is the family bathroom with a luxurious fully tiled suite comprising of a WC, wash basin and bath with shower over. Equally impressive and refitted to a stunning standard, the substantial kitchen/dining room completes the accommodation. Attractively renovated and boasting a range of high specification integrated appliances including; a dishwasher, washing machine, full height fridge/freezer, wine fridge, built in sink/drainer, eye level double oven, 'Neff' induction hob with extractor canopy over.

### Outside

The rear garden is attractively arranged with a patio adjoining the rear of the home. There is access from here to an area laid to lawn as well as another patio with a further seating area. All enclosed with fencing, there is also gated access from the side taking you to the front. One further bonus addition is a home office fully connected up to power and light, accessed from the main patio area. There is also a CCTV system covering the front door, side and rear garden.

### Parking

There is off road parking in the form of a driveway at the front of the property, in addition to further unrestricted communal parking available on Ashdown Way itself.

### Location

The quiet, family district of Halterworth district 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 towns 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 and various green spaces including Tadburn Meadows Nature Reserve.

### Sellers Position

Looking for onward purchase

### Tenure

Freehold

### Age

1960's

### Windows

UPVC double glazed

### Heating

Gas Central Heating

### Infant and Junior School

Halterworth Primary School

### Secondary School

The Mountbatten School

### Council Tax

Tax band C

## Terms and Conditions

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 and for guidance only. It should not be assumed that the property remains the same as shown in the photographs

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