



12 Wadham Close | £400,000  
Romsey, Hampshire, SO51 0AN







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## Summary

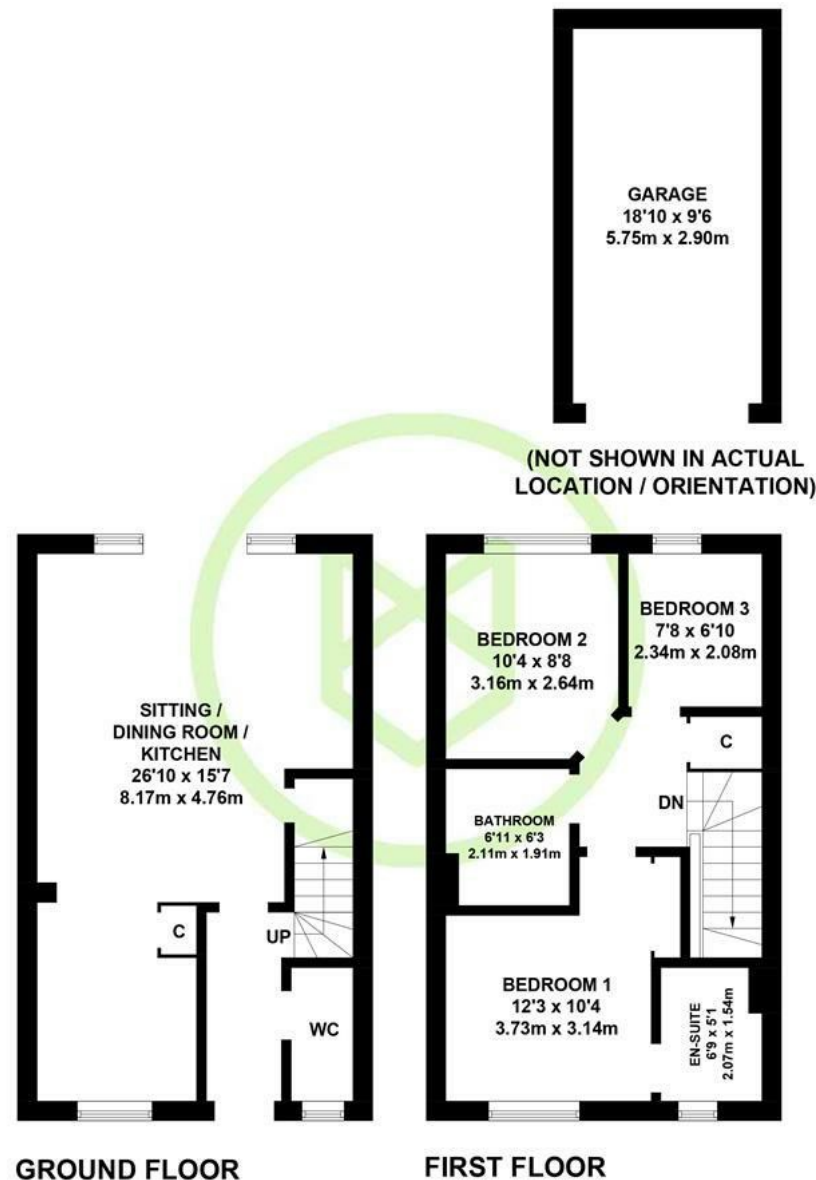
Tucked away in a quiet cul-de-sac on the popular Abbotswood development, this beautifully presented detached home is ideally located within easy reach of the conservation area and local amenities. The property offers three bedrooms, including a main bedroom with en-suite shower room, along with a modern family bathroom. The ground floor features a bright open-plan sitting/dining room flowing into a well-appointed kitchen, plus a convenient downstairs cloakroom. Outside, there is a well-maintained south/westerly facing rear garden, driveway parking for two vehicles and a garage.

## Features

- Immaculate detached house
- Three bedrooms
- Quietly positioned within a cul-de-sac
- South/westerly facing rear garden
- Driveway parking for two vehicles leading to garage
- Located within the sought after Abbotswood development and close to the Nature Reserve

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 438 SQ FT / 40.7 SQ M  
FIRST FLOOR = 438 SQ FT / 40.7 SQ M  
GARAGE = 180 SQ FT / 16.7 SQ M  
TOTAL = 1056 SQ FT / 98.1 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1274872)



# 12, Wadham Close, Romsey, Hampshire, SO51 0AN

## Ground Floor

A welcoming entrance hall sets the tone for the property, with access to a convenient ground floor cloakroom fitted with a WC and wash hand basin. From here, doors lead through to the principal reception space, while stairs rise to the first-floor landing. Positioned to enjoy a pleasant south/westerly rear outlook, the spacious open-plan sitting/dining room is filled with natural light and features double doors opening directly onto the rear garden. A handy under-stairs storage cupboard adds practicality, and the room flows seamlessly through to the contemporary kitchen at the front of the property. The well-appointed kitchen is fitted with a range of modern wall and base cabinetry, complemented by an integrated oven with hob and extractor hood over. There is also a built-in fridge/freezer, washing machine and dishwasher, creating a functional and stylish culinary space.

## First Floor

Upstairs, the landing leads to three bedrooms, the family bathroom and an airing cupboard. The main bedroom is a spacious double with fitted wardrobes and a smart en-suite shower room finished with full-height tiling, a shower cubicle, WC, wash basin and radiator. Bedroom two is another comfortable double, while bedroom three works well as a single room or study. The family bathroom is equally well presented, featuring a bath with shower over, WC, wash basin and towel rail.

## Outside

Enjoying a desirable south-westerly aspect, the private rear garden is designed for both relaxation and entertaining, with a generous adjoining patio ideal for outdoor dining. The remainder is laid to a well-kept lawn and bordered by established shrubs. A pedestrian gate leads back out to the front of the home.

## Parking

Driveway parking for two vehicles leading to a single garage

## Location

Wadham Close is located in Abbotswood, a district situated in the north east of Romsey. A modern development with a growing community of resident's, this pleasant and very popular area includes park areas, a nature reserve and as the development grows shops, sports areas and other essentials will be added.

## 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.

## Tenure

Freehold

## Estate Charge

Approx £350 per annum

## Infant and Junior School

Cupernham Infant and Junior School

## Secondary School

The Romsey School

## Council Tax

Test Valley - Band D

## 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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