



£695,000

HenshawFox





**16 Magnolia Walk**

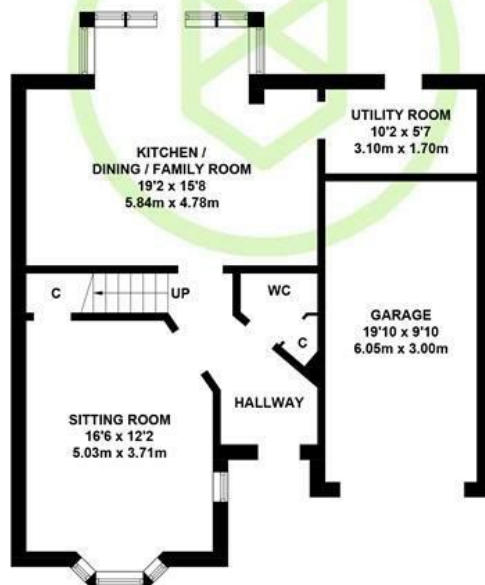
**Romsey, Hampshire, SO51 0PY**

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





FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 859 SQ FT / 79.8 SQ M  
 FIRST FLOOR = 784 SQ FT / 72.8 SQ M  
 TOTAL = 1643 SQ FT / 152.6 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID948086)

## Summary

A stunning detached home located within the exclusive Magnolia Walk development, built by 'David Wilson Homes' in 2014. The accommodation offers four double bedrooms, luxury ensuite to bedroom one, four-piece family bathroom, sitting room, stunning kitchen/dining/family room overlooking the rear garden, utility room, downstairs WC, landscaped rear garden, driveway parking and garage.

## Features

- Located within the exclusive Magnolia walk development
- Built by 'David Wilson Homes' in 2014
- A short walk away from the nearby conservation area and local amenities
- Four double bedrooms, two with built-in/fitted wardrobes
- Ensuite shower room, four-piece family bathroom and downstairs WC
- Stunning kitchen/dining/family Room
- Wooden shutters to windows at the front of the home and fitted blinds in kitchen/dining/family room
- Garage and driveway parking

**EPC Rating:**  
 Energy Efficiency Rating

Current B 83  
 Potential A 92

# 16 Magnolia Walk

Romsey, Hampshire, SO51 0PY

## Accommodation

### Ground Floor

A door opens into the spacious entrance hallway which provides access to the first floor via the staircase, access to the downstairs WC, the sitting room and the kitchen/dining/family room. The downstairs WC has been fitted with a white suite comprising WC and hand wash basin, access is provided to a storage cupboard. The sitting room has a pleasant bay window overlooking the front of the home and has access to the understairs storage cupboard. Located at the rear of the home the stunning kitchen/dining/family room is a fantastic space for both entertaining and family alike, the perfect space for modern living. The kitchen has been fitted with a range of cupboards and drawers, quartz work top surfaces, built in double oven, six ring gas hob with extractor canopy over, built in fridge, freezer and built in dishwasher. A door opens to the utility room which has a range of fitted cupboards, a built-in washer/dryer and a door opening to the rear garden.

### First Floor

The first floor landing provides access to the four double bedrooms and the airing cupboard. Bedroom one is a large double room with a window overlooking the front of the home and benefiting from two fitted wardrobes. A door opens to the ensuite which has been fitted with a white suite comprising of WC, wash basin and enclosed double shower cubicle. bedroom two is another double room benefiting from fitted wardrobes and a window overlooking the front of the home. Bedrooms three and four are both generous double rooms and both overlook the rear of the home. The family bathroom has been fitted with a four piece white suite comprising WC wash basin, bath, enclosed shower cubicle and heated towel rail.

### Outside

The landscaped rear garden offers a great deal of privacy, a patio area adjoins the rear of the home leading to a raised lawn area enclosed with wood panel fencing surround, a gate provides side access to the front of the home. The front garden has an established front border and a pathway leading to the front of the home.

### Parking

Driveway parking is provided to the front of the home leading to the integral garage which has an up and over door, power and lighting.

### Location

Magnolia Walk is an exclusive development built in 2014 by David Wilson Homes. Located to the north east of Romsey this pleasant and very popular area includes park areas, a nature reserve with wonderful walks, a local shop and other excellent amenities.

### 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

Looking for forward purchase

### Service Charge

Approximately £230 per year

### Age

2014

### Heating

Gas central heating

### Infant & Junior School

Cupernham Infant and Junior School

### Secondary School

The Romsey School

### Council Tax

Band F - Test Valley Borough Council

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