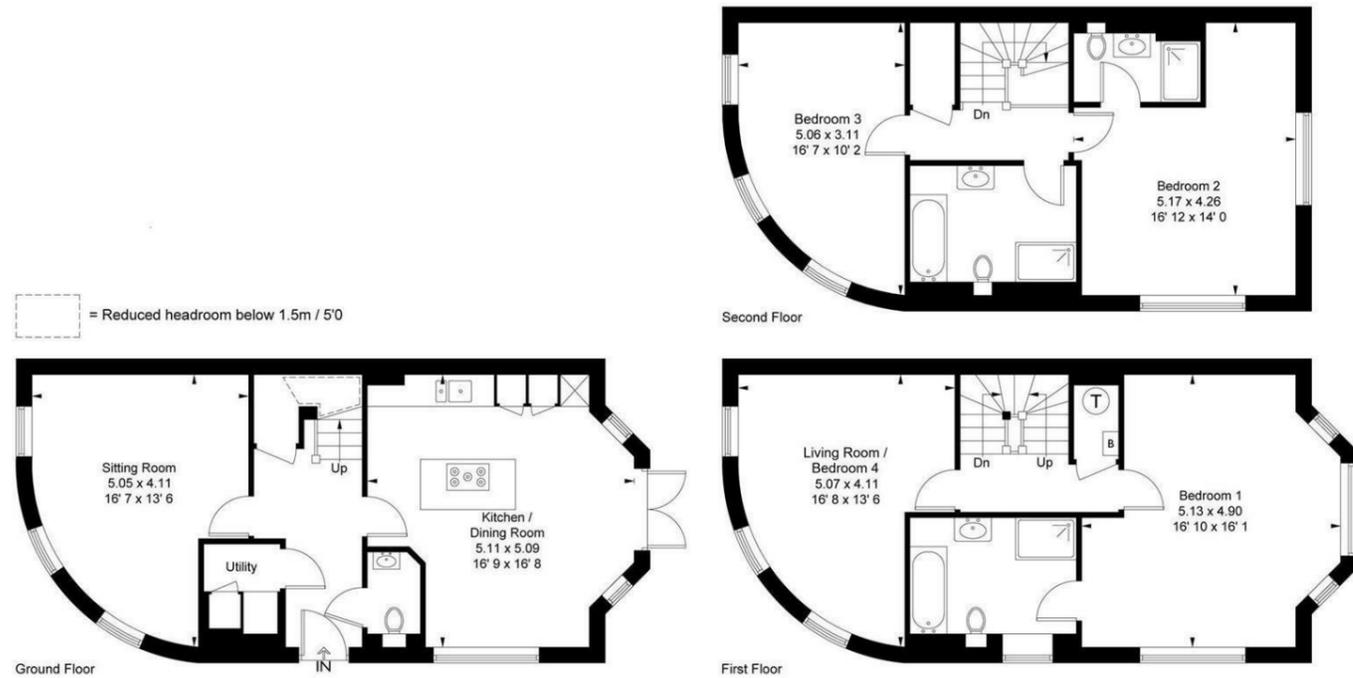


Floor Plan

Romsey Road, Winchester, SO22

Approximate Gross Internal Area = 1721 sq ft / 159.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 7 sq ft / 0.7 sq m
 Total = 1728 sq ft / 160.5 sq m



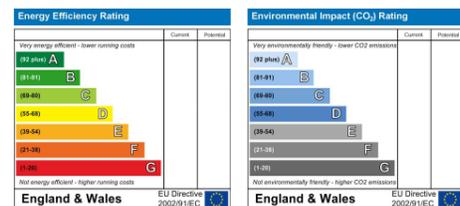
This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**71 Romsey Road
 Winchester, SO22 5DE**

We are delighted to present this exceptional four-bedroom Regency-style townhouse, ideally situated on Romsey Road in the heart of Winchester. This beautifully designed home offers generous proportions, elegant architectural detailing, and high-specification finishes throughout, creating a perfect balance of character and contemporary living. Arranged over three floors, the property provides versatile and well-appointed accommodation, ideal for families or professional tenants seeking both space and style in a prime central location. The ground floor welcomes you with a spacious entrance hallway, complete with underfloor heating, leading through to a stunning open-plan kitchen and dining area. Thoughtfully designed for modern living, this space features a large central island, integrated appliances including tall fridge and freezer units, double oven with microwave, dishwasher, wine coolers, and an induction hob with smart extractor. An instant hot tap and soft-close cabinetry further enhance the high-end finish. French doors open directly onto the private rear garden, allowing for seamless indoor-outdoor living. A separate utility room provides additional practicality, with a washing machine and dryer f and useful storage. A downstairs cloakroom completes the ground floor. To the front of the property, an elegant reception room showcases a striking curved wall and large sash windows, filling the space with natural light and adding to the home's distinctive character. The first floor hosts a generous principal bedroom with dual aspect windows and access to a beautifully finished en-suite bathroom, complete with a bath, separate shower, W/C and basin, finished with full-height tiling. A second double bedroom is also located on this floor, featuring the property's signature curved wall and large sash windows. On the second floor, two further spacious double bedrooms are offered, one of which benefits from its own en-suite shower room. A luxurious family bathroom serves

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Lettings Information

Monthly Rent: £2,900.00

Payable Deposit: £3,346.00 (held under TDS)

Holding Deposit (maximum 1 week's rent): £669.23

Minimum Tenancy Term: 12 months

Council Tax Band: G – Winchester

City Council

EPC Rating: B

