



16 Wadham Close | £415,000
Romsey, Hampshire, SO51 0AN

 Henshaw Fox



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Romsey, Hampshire, SO51 0AN

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

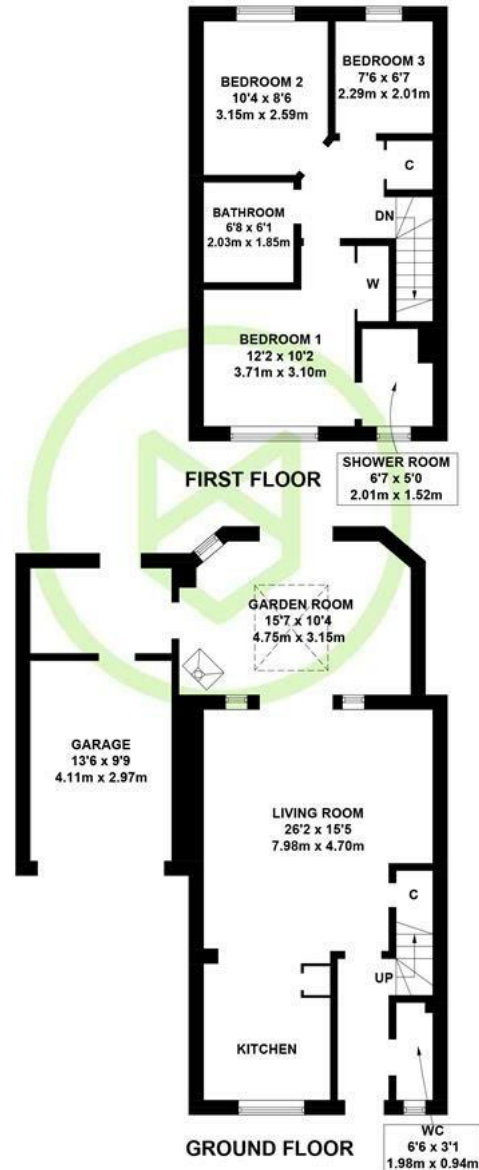
Situated in a quiet cul-de-sac within the sought-after Abbotswood development, this beautifully extended three-bedroom detached home offers versatile living space throughout. A welcoming entrance hall and cloakroom lead into a spacious sitting/dining room and stylish fitted kitchen. To the rear, a impressive orangery features a roof lantern and cast-iron log burner, creating a wonderful year-round space. Upstairs, three bedrooms are served by an en-suite to the principal bedroom and a modern family bathroom. Outside, the home enjoys a private south-westerly rear garden and a garage with a functional rear utility space.

Features

- Extended three-bedroom detached family home
- Situated within a quiet cul-de-sac of just four homes
- Impressive garden room/orangery with feature roof lantern and log burner
- Open-plan sitting/dining room and modern fitted kitchen
- En-suite shower room to main bedroom and modern family bathroom
- South-westerly facing rear garden with patio area

EPC Rating

Energy Efficiency Rating
Current C
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 794 SQ FT / 73.8 SQ M
(INCLUDING GARAGE)
FIRST FLOOR = 420 SQ FT / 39.0 SQ M
TOTAL = 1214 SQ FT / 112.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1322410)

16, Wadham Close, Romsey, Hampshire, SO51 0AN

Ground Floor

The welcoming entrance hallway provides access to the downstairs cloakroom comprising WC and wash basin, stairs leading to the first-floor landing, and a door opening into the main reception space. The sitting/dining room offers a fabulous social hub, benefiting from an under-stairs storage cupboard and an opening flowing naturally into the kitchen area. Patio doors to the rear lead directly into the extended living space. The modern fitted kitchen comprises a range of wall and base units with work surfaces over, built-in double oven with gas hob and extractor hood above, integrated dishwasher, fridge/freezer, and plumbing for a washing machine. Positioned across the rear of the home, the impressive orangery/garden Room is a standout feature, filled with light courtesy of a central roof lantern and double-glazed windows and patio doors opening onto the rear garden. A focal point cast-iron log burner provides a cosy ambiance during cooler months, while a internal door provides convenient direct access into the garage/utility space.

First Floor

The first-floor landing provides access to all three bedrooms, the family bathroom, airing cupboard, and access to the partially boarded loft. The principal bedroom is a double room benefiting from fitted double wardrobes and an en-suite shower room comprising a shower cubicle, WC, wash basin, and heated towel rail. Bedroom two is a further double room overlooking the rear, while bedroom three serves as a versatile single bedroom or ideal home office/study space. The modern family bathroom is fitted with a three-piece suite comprising a bath with shower over, WC, and wash basin.

Outside

Enjoying a south-westerly aspect, the private rear garden features a patio dining area adjoining the garden room which is perfect for alfresco dining and outdoor entertaining. The remainder of the garden is designed for low maintenance with an area of artificial grass and raised decking section. Useful rear door into the utility.

Parking

Garage and on street parking available

Location

Wadham Close is situated within the popular Abbotswood development to the north-east of Romsey. The development benefits from extensive nature walks, open parkland, local convenience stores, a community centre, and sports grounds, while remaining within easy reach of Romsey town centre and major commuter routes.

Tenure

Freehold

Sellers Position

Buying on

Estate Charge

Circa £130 bi-annually

Heating

Gas central heating & log burner

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.

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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