



Otterbourne

Wisteria Gate, Braishfield Road, Romsey, SO51 0PB

SPENCERS
ROMSEY



THE OTTERBOURNE

GROUND FLOOR

KITCHEN/FAMILY/DINING AREA

9.90M X 4.03M 32' 5" X 13' 2"

LIVING ROOM

4.21M X 5.71M 13' 9" X 18' 8"

STUDY

3.41M X 3.06M 11' 2" X 10' 0"

UTILITY

1.87M X 1.94M 6' 1" X 6' 4"



Please note that the floor plans are not to scale and dimensions are approximate. Additionally, these floor plans and dimensions are subject to change as we finalise the marketing material.

THE OTTERBOURNE

FIRST FLOOR

PRINCIPAL BEDROOM

3.55M X 4.80M 11' 7" X 15' 9"

BEDROOM 2

3.97M X 2.83M 13' 0" X 9' 3"

BEDROOM 3

4.08M X 2.83M 13' 4" X 9' 3"

BEDROOM 4

3.15M X 4.16M 10' 4" X 13' 7"



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FINAL HOMES REMAINING

A charming collection of thoughtfully designed energy-efficient homes set in the picturesque Wisteria Gate in Romsey. The Otterbourne is a stunning family residence offering beautifully appointed accommodation comprising four bedrooms, two ensuites, a family bathroom, study, and a spacious living area. This energy-efficient home includes a garage and driveway providing off road parking for two vehicles and an attractive rear garden. The property is also close to shops, well regarded schools, and transport links, making it ideal for families and professionals alike.

Ground Floor

Entrance Hall, Kitchen/Family/Dining Area, Sitting Room, Study, Utility, Cloakroom

First Floor

Principal Bedroom with En-Suite Shower Room, Bedroom Two with En-Suite Shower Room, Bedroom Three, Bedroom Four and Family Bathroom

Guide Price £980,000







The Property

Set within an exclusive collection of bespoke new homes just a short walk from Romsey town centre, The Otterbourne is a beautifully designed, energy- efficient family residence finished to the highest standards throughout.

The ground floor offers versatile living spaces, including a welcoming entrance hallway, a comfortable sitting room, and a practical study ideal for working from home. The heart of the home is the spacious open-plan kitchen, family, and dining area, fitted with a contemporary kitchen featuring integrated appliances, soft-close cupboards, and polished stone worktops. Adjacent to the kitchen is a useful utility room with direct access to the rear garden.

On the first floor, four generously sized bedrooms are arranged off a central landing. The impressive principal bedroom benefits from built-in wardrobes and a stylish en suite shower room. Bedroom two also features its own en suite, while bedrooms three and four share access to a well-appointed family bathroom.

Sustainability is a key feature of The Otterbourne, with a Hive-controlled gas central heating system providing effective and economical climate control. The wider development boasts beautifully landscaped open spaces, including a nature pond and children's play area, designed to enhance local wildlife habitats and provide a peaceful environment for residents.

Outside

To the front of the property is a small lawn garden with a paved pathway leading to the front entrance door, which is illuminated by a motion-activated light for added security and convenience. A wireless doorbell is also installed for modern ease of access. To the side, a driveway provides off-road parking and includes an electric vehicle charging point, along with access to a double garage featuring an automatic door opener operated by two remote control transmitters.

The generous rear garden offers a spacious area rarely found in new build homes. Adjoining the rear of the property is a paved sun terrace with gated access, perfect for outdoor dining and entertaining. The garden enjoys a delightful southerly aspect and is laid to level lawn, providing a secure and inviting space for family recreation. Additionally, an external power point (subject to layout) enhances the versatility of the outdoor space.





Key Features

- Part of the exclusive Wisteria Gate Development situated in the traditional market town of Romsey.
- Stylish architect designed homes constructed to replicate a Georgian style street scene.
- Well-proportioned and beautifully appointed accommodation throughout.
- Four parking spaces including a double garage and electric vehicle charging point.
- Landscaped front and rear gardens.
- Customer Care provided for 2 years post legal completion followed by 8 further years NHBC Warranty.

Location

Wisteria Gate enjoys a highly and easily accessible location within a short drive of the heart of Romsey.

Romsey itself is a historic market town, rich in character and renowned for its blend of heritage and modern-day convenience. The town offers an excellent selection of amenities catering to everyday needs, including a variety of independent shops, well-regarded schools, leisure facilities, doctors and dental surgeries, and regular public transport links by both bus and rail.

The property is also well placed for access to the surrounding cathedral cities of Winchester and Salisbury, with a bus stop directly outside the development (bus no. 66) linking to both Romsey and Winchester. The M27 (Junction 2) lies just under six miles away providing access to Southampton, Bournemouth and London via the M3. Romsey Railway Station (2 miles) provides a direct link to London Waterloo (1hour 39 minutes), while Southampton airport (20 minutes) offers an array of national and international travel destinations.





Additional Information

Croudace Homes is a multi-award-winning housebuilder, recognised for delivering high-quality new homes with exceptional customer service and a strong commitment to sustainability. Their work is continually endorsed and is reflected in consistent industry accolades, including the NHBC Pride in the Job awards.

Tenure: Freehold

Local Authority: Test Valley

Services: All main services

EV ready external power point

Directions

Heading out of Romsey, follow the A3090 up Winchester Hill for approximately 1 mile before turning left at the junction onto Braishfield Road. Follow the road for half a mile and the entrance to the development can be accessed from the roundabout on your right hand side.

Important Information

Spencers of Romsey would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

A: 7 Market Place, Romsey , SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk