



**10 Osprey Place** *Romsey, SO51 7AL*

**SPENCERS**  
ROMSEY





# 10 OSPREY PLACE

## ROMSEY • HAMPSHIRE

*A four-bedroom detached family home built by Doswell Projects in 2023, Osprey Place is an exclusive development of just 14 luxury homes. Tucked away towards the rear of the development, this superb property enjoys a peaceful setting with attractive views across Fishlake Meadows Nature Reserve, offering a rare blend of modern living and natural surroundings.*

### **Ground Floor**

Kitchen/Dining Room, Sitting Room, Cloakroom, Utility Room

### **First Floor**

Bedroom One, En-suite, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom

### **Outside**

Single Garage, Tiered Rear Garden, Driveway Parking

***Guide Price £720,000***



2



4



2





## The Property

Upon entering, a welcoming entrance hall provides an immediate sense of space and leads through to the principal living accommodation. Positioned to the right is a generous dual-aspect sitting room (14'7 x 11'3), offering a cosy and inviting retreat, perfect for relaxing away from the main living space.

To the rear of the property lies the heart of the home — an impressive open-plan kitchen/dining room, ideal for both everyday living and entertaining. The kitchen, designed by Tailor Made Kitchens, features sleek cabinetry, quartz worktops and a range of integrated appliances, including Bosch units: dishwasher, fridge/freezer, oven, combi microwave oven and induction hob.

The dining area enjoys a desirable south-westerly aspect, with French doors allowing natural light to flood the space while providing direct access to the garden.

A separate utility room offers additional practicality, housing the boiler and space for appliances, while a cloakroom completes the ground floor accommodation.

### First Floor

The first-floor hosts four well-proportioned bedrooms, all accessed from a central landing. The principal bedroom benefits from a walk-in wardrobe and a stylish en-suite shower room.

The remaining bedrooms are served by a contemporary family bathroom, with bedroom two further enhanced by fitted storage.



## Property Video

Point your camera at the QR code below to view our professionally produced video.







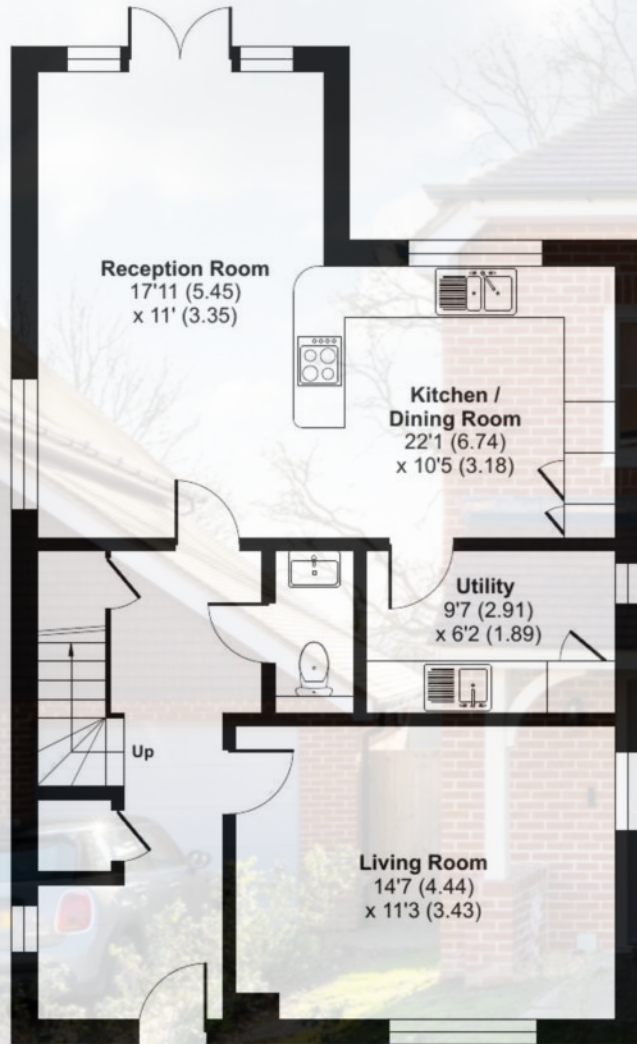
# 10 Osprey Place, Romsey, SO51 7AL

Approximate Area = 1365 sq ft / 126.8 sq m

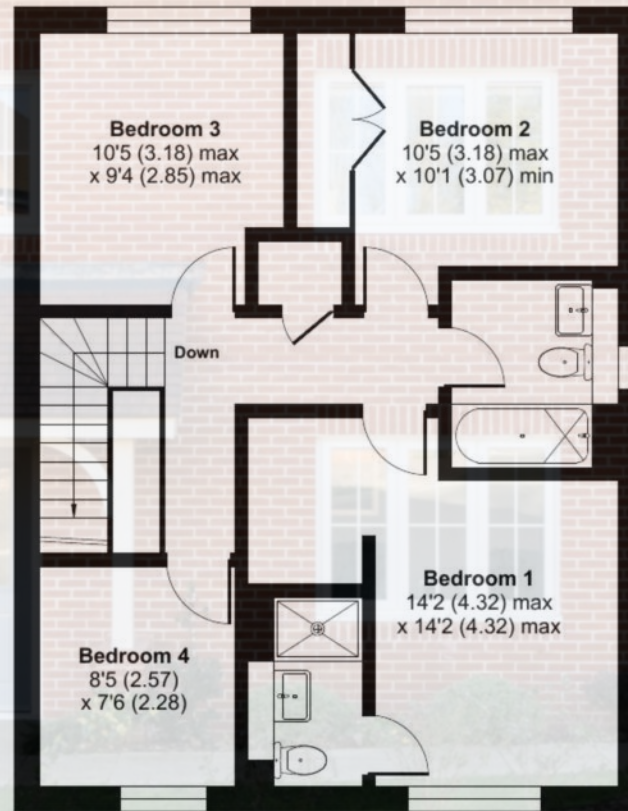
Garage = 228 sq ft / 21.1 sq m

Total = 1593 sq ft / 147.9 sq m

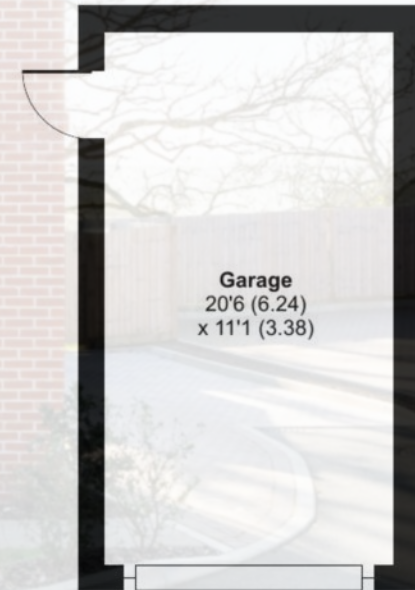
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**GARAGE**





## Outside

To the front and side, the property offers driveway parking for three to four vehicles, alongside a large single garage providing secure parking or additional storage, with useful loft space above.

A side gate leads to the rear garden, which has been thoughtfully arranged over two tiers. The upper tier features a patio terrace, ideal for outdoor dining, alongside a lawned area. Steps lead down to a second, more expansive lawn, offering excellent space for recreation and family activities.

## The Situation

The charming market town of Romsey offers an excellent blend of historic character and modern convenience, making it one of Hampshire's most desirable places to live. Steeped in history, the town is perhaps best known for the magnificent Romsey Abbey, a striking Norman abbey at the heart of the community. Romsey provides a wide range of independent shops, cafés and restaurants, alongside everyday amenities, creating a vibrant yet relaxed atmosphere. Regular markets and community events further enhance its strong sense of local identity. For those who enjoy the outdoors, the nearby Fishlake Meadows Nature Reserve offers beautiful walking routes and abundant wildlife, while the surrounding countryside provides excellent opportunities for recreation. The town is particularly well placed for commuters, with convenient access to the larger centres of Southampton and Winchester, both offering extensive shopping, dining and cultural facilities. Mainline rail services from Romsey connect to London and the South Coast, while the nearby M27 and M3 motorways provide excellent road links. Well-regarded schools for all ages are available both within Romsey and the surrounding area, further adding to its appeal for families. Combining historic charm, natural beauty and excellent connectivity, Romsey continues to be a highly sought-after location for a wide range of buyers.





## Additional Information

Energy Performance Rating: B Current: 85 Potential: 93

Council Tax Band: E

Local Authority: Test Valley

Tenure: Freehold

Heating: Gas central heating

Services: All mains services connected

Drainage: Public

Broadband: FFTP - Fibre to the property directly

Mobile signal/coverage: No known issues, buyer to check with their provider

Management Fee: £320.00 every 6 months.

## Directions

From our office at Spencers Estate Agent Romsey, proceed along Abbey Walk, continuing onto the B3398. Follow the road for approximately 0.5 miles before continuing straight at the roundabout onto Greatbridge Road (A3057).

At the next roundabout, take the second exit onto Fishlake Meadows and continue for around 0.6 miles. At the following roundabout, turn left onto Cupernham Lane.

After approximately 0.3 miles, turn left into Osprey Place, where the property will be found towards the rear of the development.



Spencers Property 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 or 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:

7 Market Place, Romsey, Hampshire, SO51 8NB  
T: 01794 331 433 E: [romsey@spencersproperty.co.uk](mailto:romsey@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)