



Upton Crescent

Nursling, Southampton, SO16 8AB

SPENCERS
ROMSEY





A four-bedroom detached family home set in a impressive plot in the highly sought-after village of Nursling and within moments of the Romsey Golf Course. The property features ample off road parking for several vehicles, together with two garages and a private, Southerly facing garden with outbuildings.

Ground Floor

Entrance Hallway, Living Room, Kitchen/Breakfast Room, Dining/Additional Bedroom, Bedroom with En-suite Bathroom, Garden Room and Cloakroom

First Floor

Principal Bedroom with En-Suite Shower Room, Bedroom, Family Bathroom

Outside

Garaging and Off Road Parking Facilities, Southerly Rear Garden, Plot Extending to Almost One Fifth of Acre



*Offers in excess
of £675,000*



4



2



3

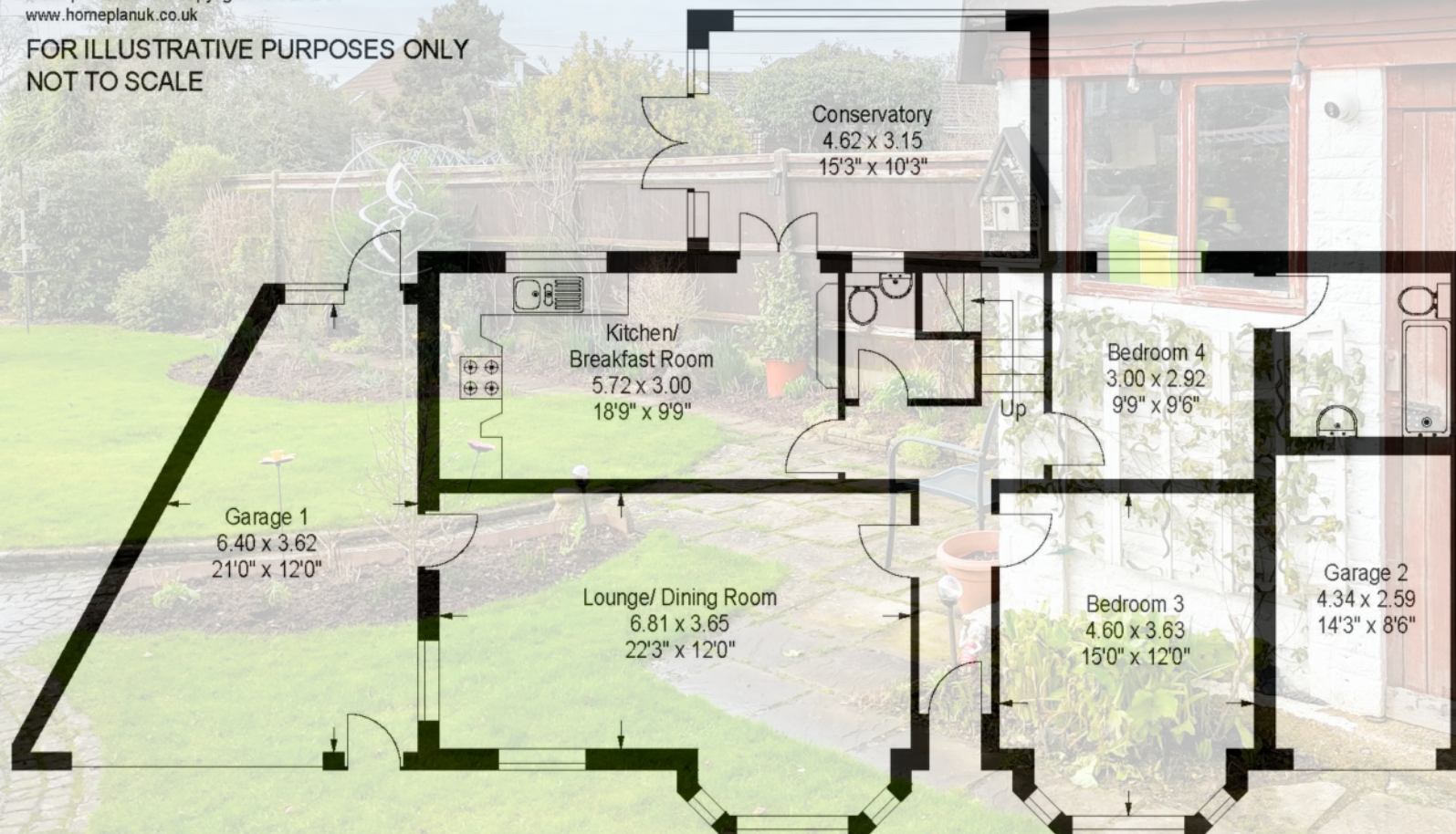
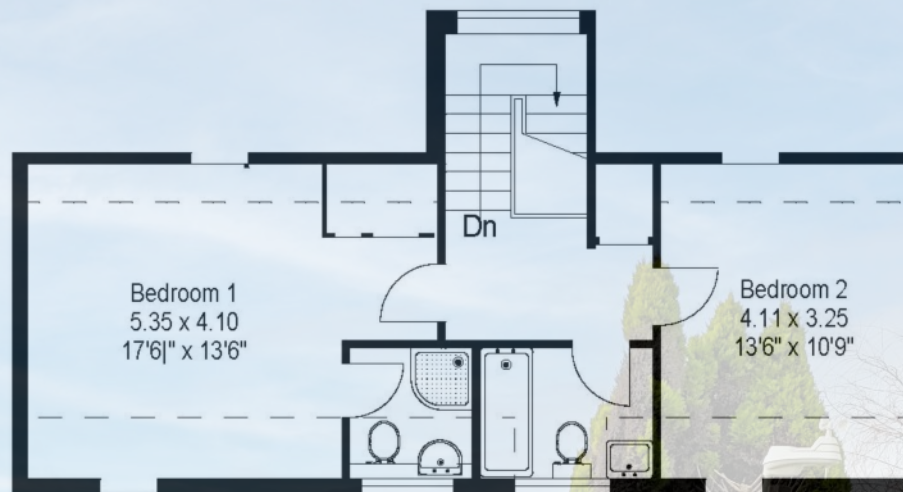
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 195sq.m. or 2099sq.ft.
(Including Garages)

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE





The Property

Arranged across two floors, the property offers flexible and well-proportioned accommodation extending to almost 1700 square feet.

The ground floor comprises a central entrance hallway set between the 22' living room and a dining room/additional bedroom. Both rooms feature bay windows overlooking the front aspect, with the living room also benefiting from a wood burning stove and a link to the carport. The hallway then opens into an inner hallway that in turn provides access to the kitchen/breakfast room, a cloakroom and a ground floor bedroom with en-suite bathroom facilities. The kitchen is fitted with a stylish range of modern units and built in appliances with a peninsula unit with veneered wood surface providing an ideal breakfast bar. From the kitchen/breakfast room, double doors open into an impressive garden room, from where double doors open onto the rear terrace and garden.

The first floor features two bedrooms set either side of the main landing area. The principal bedroom offers built-in wardrobe facilities and an en-suite shower room, while both rooms further benefit from additional eaves storage. A modern, family bathroom completes the first floor layout.





Outside

This lovely home is approached via a large block paved driveway which extends the full width of the property allowing numerous vehicles off road parking and access to two garages, one of which extends to 21 feet. There is potential for future extension, subject to the relevant planning permissions being granted.

The mature, rear garden has been well tended and offers a private and generous outdoor space, ideal for family recreation or entertaining. The garden benefits from a delightful southerly aspect and offers sculpted lawned areas flanked with well stocked flower beds and external lighting. Adjoining the rear of the property is a paved sun terrace, providing a pleasant seating area.

Set within the rear garden is a summer house and a greenhouse, with the total plot extending to almost one fifth of an acre.



Location

Upton Crescent is a quiet residential road of varied bungalows situated within walking distance of local amenities within the village of Nursling.

Nursling is ideally situated for easy access to the motorway system via the M271 & M27 with Southampton City Centre and the market town of Romsey within four miles. Nursling benefits from its own Primary School and is in catchment for the popular Mountbatten School with local shops, eateries, public houses and further amenities available. Train links can be found at Romsey and Southampton Central Station with direct trains from Southampton to London Waterloo running every half an hour.

For the sporting enthusiast, the grounds of Romsey Golf course adjoin Upton Crescent, while further sporting facilities may be found at the nearby David Lloyd Centre and Romsey Rapids Centre.



Additional Information

Tenure: Freehold

EPC: C Current: 70 Potential: 81

Council Tax Band: E

Local Authority: Test Valley

Services: All mains services connected

Heating: Gas central Heating

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom)

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

Directions

Heading out of Romsey, proceed south along the A27 and take the second exit at the roundabout onto the A3057, following the signs to Southampton. At the next roundabout, take the first exit onto to A3057, passing Romsey Golf Club and Upton Crescent is the next turning on the left 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:

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