



32 Church Lane

Romsey, SO51 8EP

SPENCERS
ROMSEY





Located in the centre of Romsey and within close proximity of the historic Romsey Abbey, this charming Grade II Listed residence offers three well-proportioned bedrooms and an delightful west facing rear garden extending to approximately 85 feet. The property is presented in excellent order throughout, with the additional benefit of residents permit parking and no forward chain.

Ground Floor

Entrance Hallway/Utility Area, Sitting/Dining Room, Kitchen, WC

First Floor

Bedroom 1, Bathroom

Second Floor

Bedroom 2, Bedroom 3, Shower Room

Outside

Small front garden, 85 ft west facing garden, residents permit parking

Guide Price £525,000 - £550,000



FLOOR PLAN

Church Lane, Romsey, SO5

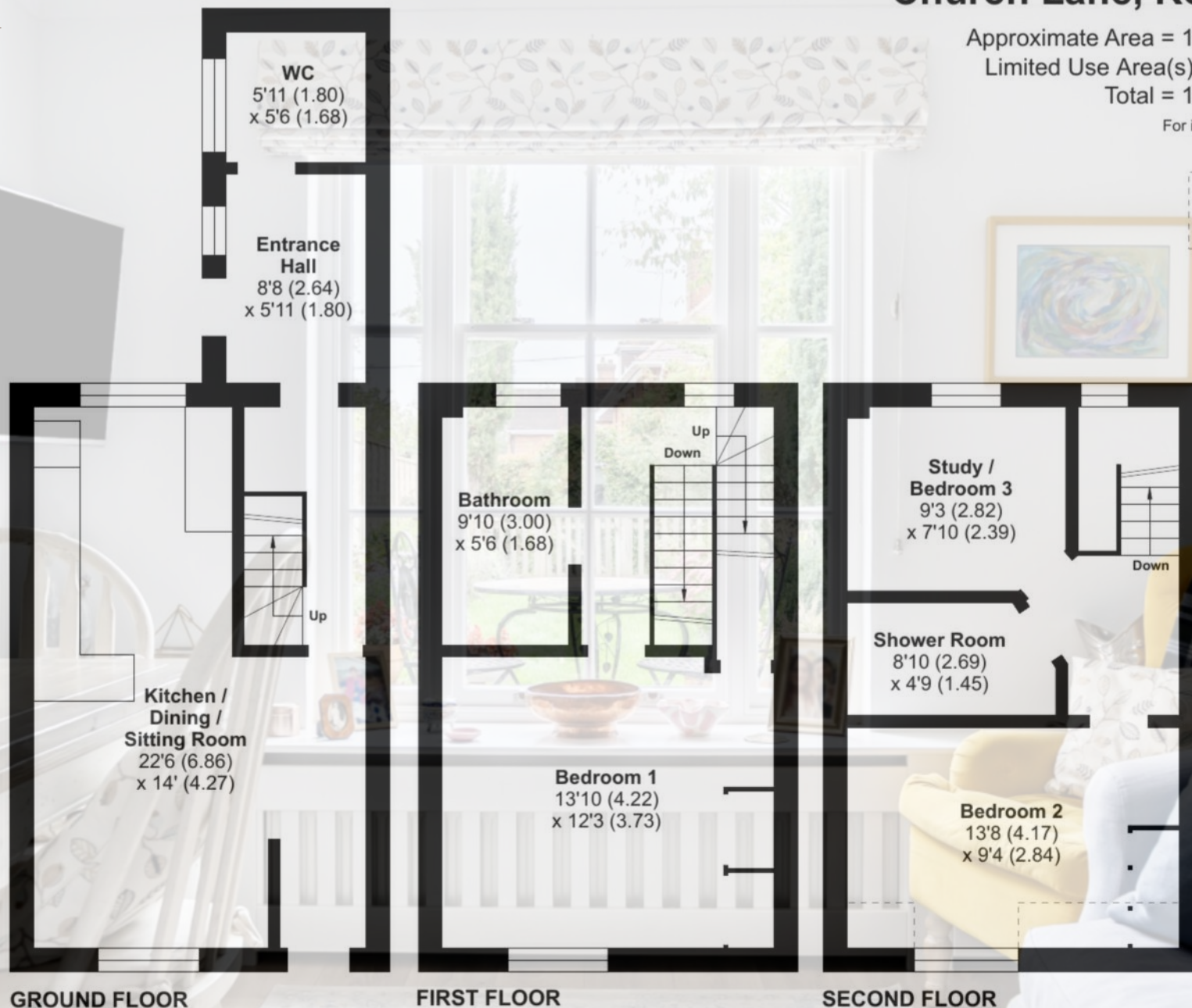
Approximate Area = 1023 sq ft / 95.1 sq m

Limited Use Area(s) = 18 sq ft / 1.7 sq m

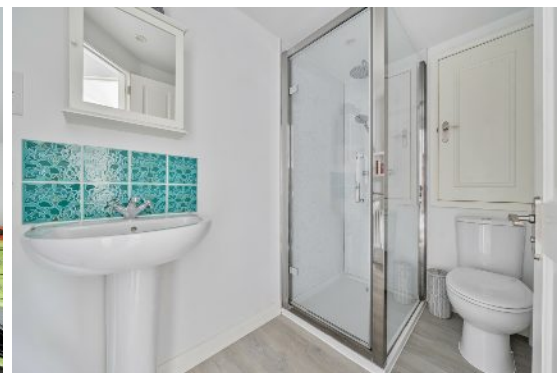
Total = 1041 sq ft / 96.8 sq m

For identification only - Not to scale

Denotes restricted
head height



This floor plan was constructed using measurements provided to © nchecom 2025 by a third party.
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The Property

The front door opens into a generous entrance lobby, enhanced by a vaulted ceiling with skylights that flood the space with natural light. This area also incorporates fitted storage and an integrated washing machine. From here, a door leads into the inner hallway, where a stairwell ascends to the first floor.

To the rear of the property lies the principal living accommodation, enjoying views across the garden. The sitting room is a bright and versatile space, offering ample room for both seating and dining. Adjoining this is the well-appointed kitchen, fitted with an attractive range of soft-closing units and complemented by a Rangemaster butler sink. High-quality integrated appliances include a Neff slide-and-hide oven, Neff induction hob with extractor canopy, Bosch dishwasher, and fridge/freezer. A ground floor cloakroom, complete with fitted storage and water softener completes the ground floor layout.

On the first floor, the landing provides access to the bathroom and the principal bedroom. Bedroom one is a generously proportioned double, overlooking the rear garden, and benefiting from fitted wardrobes and additional built-in storage. The bathroom comprises a modern white suite with WC, wash basin, bath with shower attachment, fitted shower screen, and heated towel rail.

The second floor offers two further bedrooms and a shower room. Bedroom two, overlooks the garden and features fitted wardrobes, while bedroom three is a comfortable single currently utilised as a study/home office.

NB. The property offers potential for extension to the rear to create additional living space if requires (subject to the necessary planning consents being granted).



Outside

The property is approached via a charming front courtyard, enclosed by a gate and attractively laid to shingle, offering an appealing introduction to the home.

To the rear, the beautifully maintained garden extends to approximately 85 feet in length and enjoys a delightful westerly aspect. Immediately adjoining the house is a paved terrace with an awning above, creating an ideal space for outdoor dining and entertaining. Beyond, an area of neatly kept lawn is bordered by well-stocked flower beds, leading to a picket fence and gate which opens onto a further section of the garden laid with stone.

This area features thoughtfully designed vegetable patches and a pergola providing a sheltered seating area, perfectly positioned to enjoy views towards the historic Romsey Abbey. A further gate provides rear access and there is also a useful garden shed.

Situation

Church Lane enjoys a prime position in the very heart of Romsey, just moments from the historic Romsey Abbey. The property is ideally situated within a short, level walk of the town centre, which offers an excellent range of amenities including Waitrose, Romsey Library, a variety of coffee shops, restaurants, and bars, as well as doctors' surgeries and dental practices. The town is also renowned for its beautiful riverside and countryside walks, providing a perfect balance of convenience and leisure. For commuters, Romsey railway station is within easy walking distance, offering direct links to nearby cities and beyond.



Property Video

Point your camera at the QR code below to view our





Additional Information

EPC: Grade II Listed Property

Council Tax Band: D

Local Authority: Test Valley

Services: All mains services connected

Drainage: Public

Heating: Gas Central Heating

Tenure: Freehold

Broadband: Speeds of up to 1800 Mbps available at the property (Ofcom)

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

Important Information

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 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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