



Northbrook

Wisteria Gate, Braishfield Road, Romsey, SO51 0PB

SPENCERS
ROMSEY

THE NORTHBROOK

GROUND FLOOR

KITCHEN/DINING AREA

3.47M X 6.82M

11' 4" X 22' 4"

LIVING ROOM

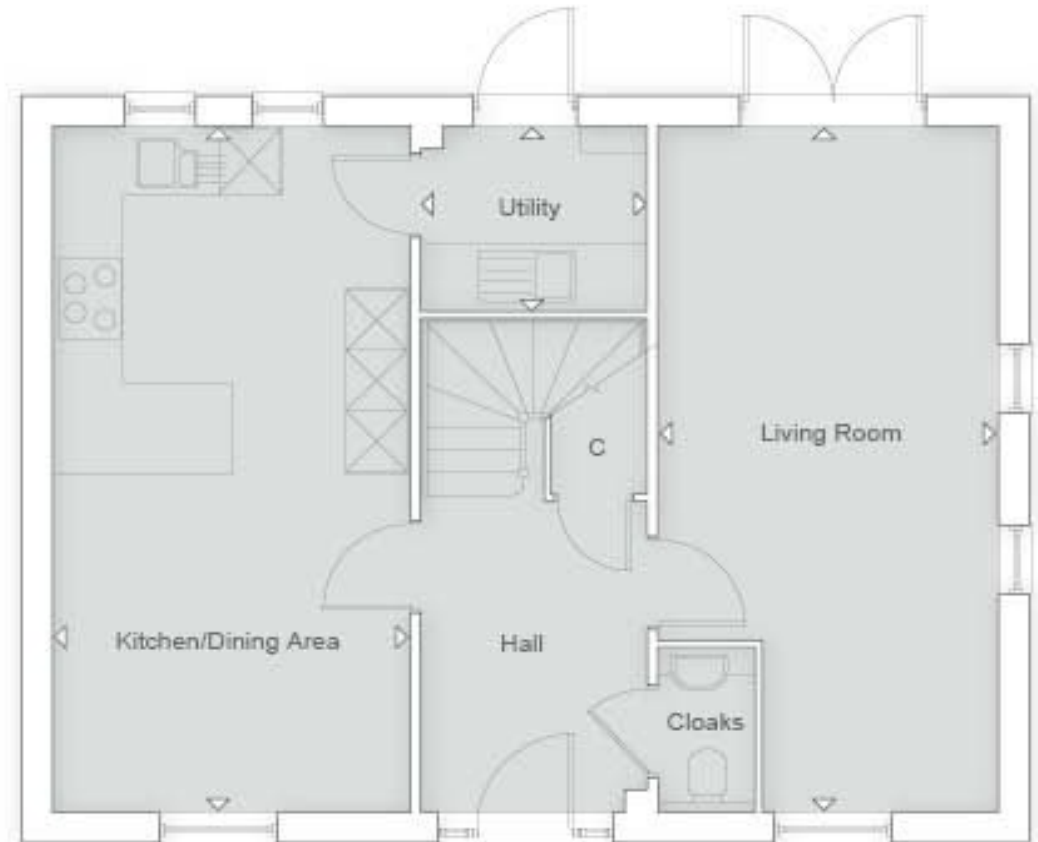
3.31M X 6.82M

10' 10" X 22' 4"

UTILITY

2.20M X 1.84M

7' 2" X 6' 0"



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 NORTHBROOK

FIRST FLOOR

PRINCIPAL BEDROOM	
3.47M X 4.26	11' 4" X 13' 11"
BEDROOM 2	
3.31M X 3.68M	10' 10" X 12' 0"
BEDROOM 5	
3.31M X 3.08M	10' 10" X 10' 1"

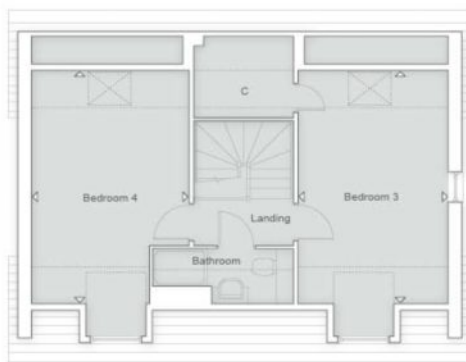


Please note that the floor plans are not to scale and dimensions are approximate. Additionally, these floor plans and dimensions are subject to change as we finalise the marketing material.

THE NORTHBROOK

SECOND FLOOR

BEDROOM 3	
3.31M X 2.46M	10' 10" X 8' 0"
BEDROOM 4	
3.47M X 2.46M	11' 4" X 8' 0"



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.



FINAL HOMES REMAINING

Set in the sought-after Wisteria Gate community in Romsey, The Northbrook is a beautifully designed and bespoke five-bedroom home thoughtfully arranged over three floors. The property offers beautifully appointed accommodation comprising a double aspect sitting room, generous open-plan kitchen and dining area, a separate utility room, a spacious principal bedroom with dressing room and en suite bathroom, four further well-proportioned bedrooms and a family bedroom. Further benefits include a single garage and driveway providing off road parking for two vehicles, an EV charging point, and excellent access to local amenities, schools, and convenient transport links to London.

Ground Floor

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

First Floor

Principal Bedroom with Dressing Room and En-Suite Shower Room, Bedroom Two with En-Suite Shower Room, Bedroom Five, Family Bathroom

Second Floor

Bedroom Three, Bedroom Four, Bathroom

From £775,000







The Property

The Northbrook is a stunning, energy-efficient family home situated within an exclusive new development in the desirable Wisteria Gate community near Romsey. The ground floor accommodation comprises a welcoming entrance hallway leading to a triple-aspect sitting room with French doors opening onto the rear garden. There is also a cloakroom and a spacious double-aspect kitchen/dining room, fitted with a stylish range of built-in units, integrated appliances, and polished stone worktops. A functional utility room off the kitchen provides additional access to the garden.

On the first floor, a central landing connects to the impressive principal bedroom, which benefits from a separate dressing room and en suite shower room, bedroom two with its own en suite, a further bedroom, and the family bathroom.

The second floor offers two further generously sized bedrooms and an additional bathroom, providing flexible accommodation for families of all sizes.

Designed with energy efficiency in mind, the home features a Hive Heating system to ensure sustainable, cost-effective living.



Outside

At the front of the property, there is a small lawn garden featuring a paved pathway leading to the front entrance, which is illuminated by a motion-activated light for added security and a wireless doorbell. To the side, a driveway with an electric vehicle charging point offers off-road parking for two vehicles, including the single garage

The generous rear garden provides a spacious area rarely found in new-build homes. Adjacent to the back of the property, a paved sun terrace creates an ideal outdoor dining space with gated access for privacy and security. The garden benefits from a delightful aspect, is laid to a level lawn, and offers a safe and secure environment for family recreation. Additionally, an external power point (subject to layout) enhances the practicality of this outdoor area.



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.
- Two parking spaces including a 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.



Property Video

Point your camera at
the QR code below to





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