



Portersbridge Mews

*Portersbridge Street, Romsey, SO51 8DJ*

SPENCERS  
ROMSEY







*A stunning, contemporary home fitted to an exacting standard in the very heart of Romsey. The property forms part of a select development built by well regarded builders and further benefits from a private courtyard garden and two parking spaces.*

### Ground Floor

**Entrance Hallway, Kitchen/Dining/Sitting Room  
Utility Room, Shower Room**

### First Floor

**Principal Bedroom, Guest Bedroom, Family Bathroom**

### Outside

**Private Courtyard Garden, Two Parking Spaces**

**Guide Price £529,950**



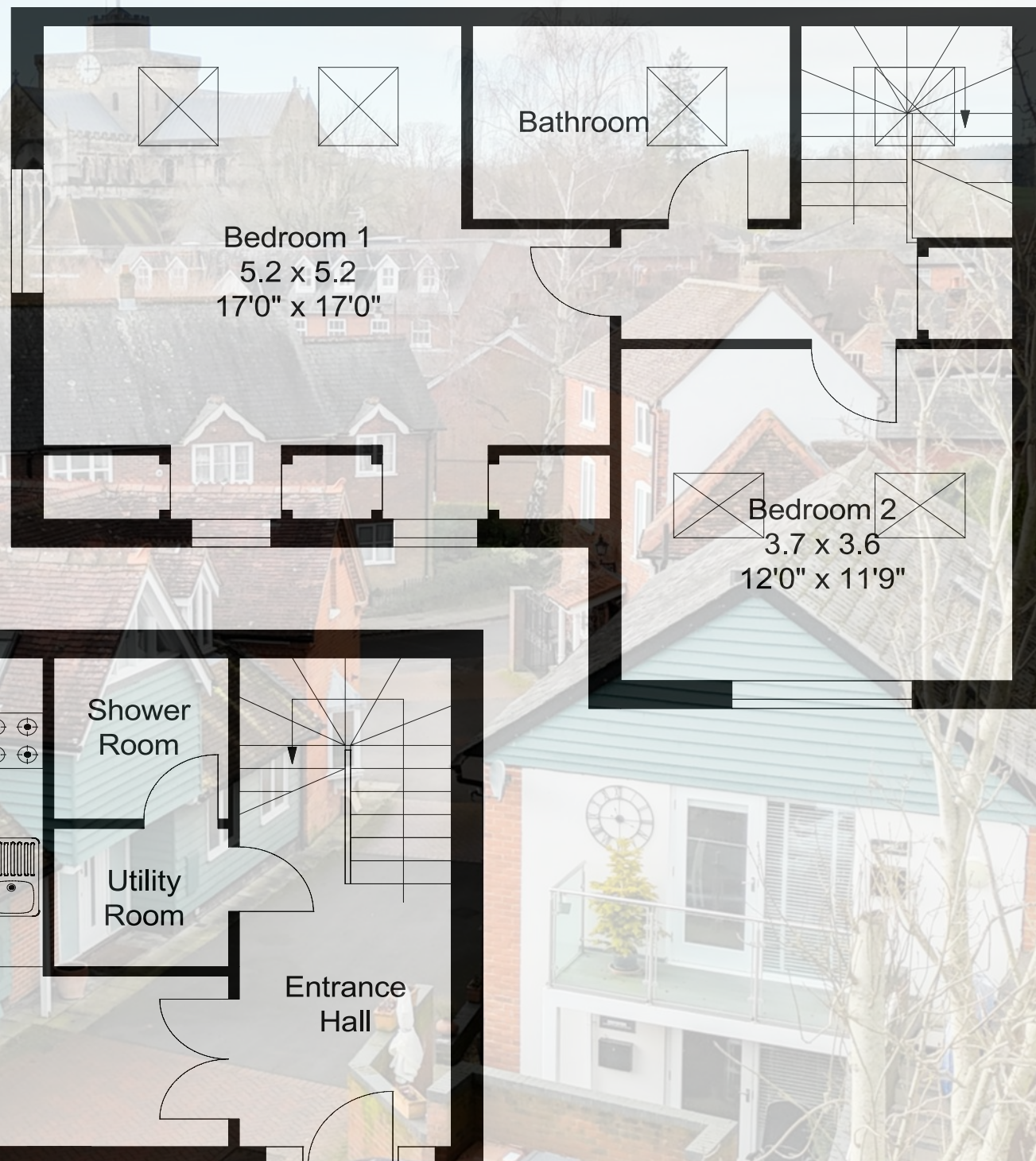


## FLOOR PLAN

Approximate  
Gross Internal Floor Area  
Total: 104 sq.m. or 1120sq.ft.

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NOT TO SCALE







## The Property

A truly stunning, semi-detached home forming part of a small and select development in the heart of Romsey Town Centre.

The ground floor accommodation comprises a generous and welcoming entrance hall opening into a double aspect, open plan kitchen/dining/sitting room with attractive engineered oak flooring and double doors opening into the courtyard garden. The 'Herbert Willaims' designed kitchen features a stylish range of fitted units, together with built-in 'Neff' appliances, granite worksurfaces and a corner breakfast bar. Further rooms to this level include a separate utility room and a modern shower room' with 'Porcelanosa fittings.

The first floor is equally impressive with a double aspect principal bedroom offering an extensive array of storage options and a good size guest bedroom. Both bedrooms also benefit from part vaulted ceilings and additional roof light windows.

The first-floor layout is completed by an impressive 'Porcelanosa' fitted luxury family bathroom.

## Property Video

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





## Outside

French doors from the kitchen/dining/sitting room open out into an enclosed courtyard garden with attractive walled borders and separate gated access.

The property also benefits from two private car parking spaces, a rare commodity for the centre of Romsey. These spaces are located either side of the property.

## Location

The property lies in the heart of the thriving old market town of Romsey and within moments of its excellent range of local amenities and facilities, which include an extensive range of shops, cafes, restaurants, bars, doctors and dentist surgeries, the charming 'Plaza' theatre and both Aldi and Waitrose supermarkets. There are also numerous leisure facilities and an excellent range of both private and state schools.

Romsey has a railway station and further benefits from first class communication links via the M27 and A36. Both Southampton and Bournemouth airports serve a variety of European destinations. A wide range of outdoor pursuits are well catered for with the New Forest being within easy reach and sailing on the Solent.







## Additional Information

Tenure: Freehold

EPC: C Current: 76 Potential: 87

Council Tax Band: C

Local Authority: Test Valley

Services: All mains services connected

Ultrafast broadband with speeds of up to 330 Mbps is available at the property (Ofcom)

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

## Directions

From our offices in the Market Place, head north on Church Street and turn right into Portersbridge Street. Follow the road for a short distance and the entrance to the development can be found on your left hand side as denoted by our For Sale board.

## 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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