



**Firsdawn**

*Wisteria Gate, Braishfield Road, Romsey, SO51 0PB*

**SPENCERS**  
ROMSEY



# THE FIRSDOWN

## GROUND FLOOR

### KITCHEN/DINING AREA

4.83M X 3.50M

15' 10" X 11' 5"

### LIVING ROOM

3.82M X 6.18M

12' 6" X 20' 3"

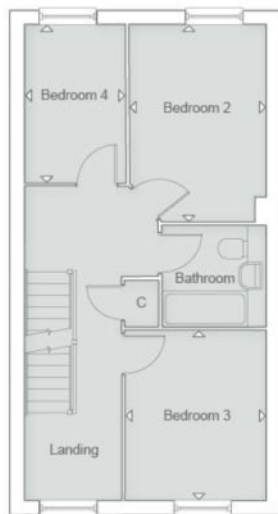


Please note that the floor plans are not to scale and dimensions are approximate. Additionally, these floor plans and dimensions are subject to change as we finalise the marketing material.

# THE FIRSDOWN

## FIRST FLOOR

BEDROOM 2	
3.05M X 4.04M	10' 0" X 13' 3"
BEDROOM 3	
2.83M X 3.49M	9' 3" X 11' 5"
BEDROOM 4	
1.72M X 3.00M	5' 7" X 9' 10"



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# THE FIRSDOWN

## SECOND FLOOR

PRINCIPAL BEDROOM	
3.82M X 3.65M	12' 6" X 11' 11"



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## FINAL HOMES REMAINING

Nestled within the vibrant Wisteria Gate community in Romsey, the Firsdown is a stunning, four bedroom, semi-detached home set across three floors. The property is finished to a high specification throughout and further benefits from a good size rear garden, two off road parking spaces, including the car port, an EV charging point, and excellent access to local amenities, well-regarded schools, and transport links to London.

### Ground Floor

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

### First Floor

Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom

### Second Floor

Principal Bedroom with En-suite Shower Room

From £474,950











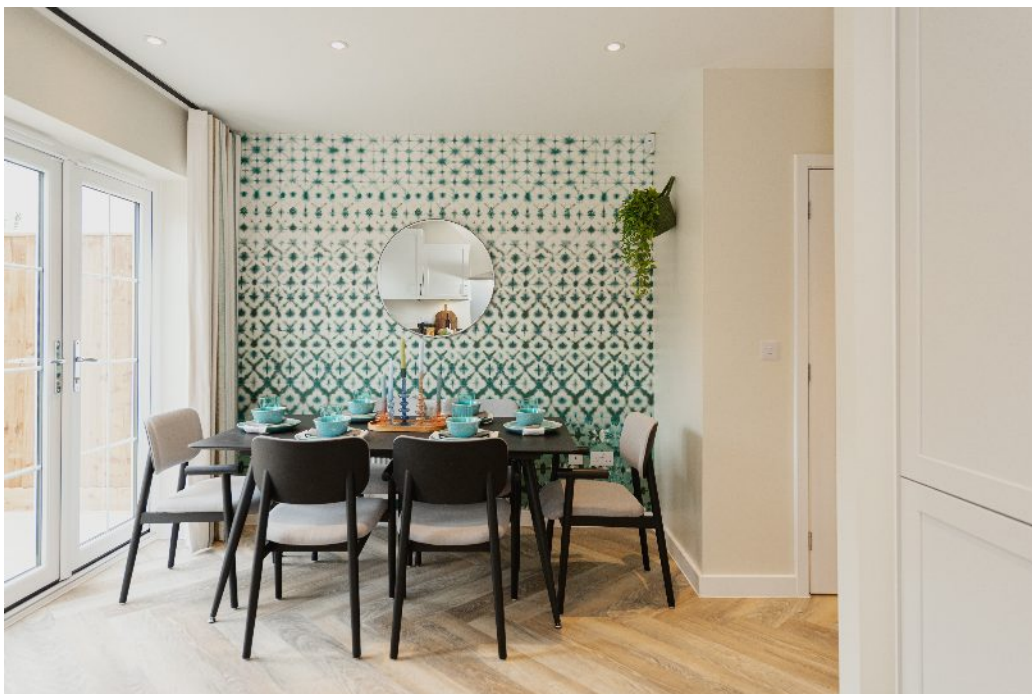
## The Property

The Firsdawn is a beautiful, energy-efficient family home forming part of a select and exclusive development of brand new, bespoke properties close to the heart of Romsey. The ground floor features a welcoming entrance hallway that leads to a bright and spacious double aspect sitting room. This flows seamlessly into the kitchen/dining area, which is fitted with a stylish range of built-in units, integrated appliances, and polished stone worktops. Additional benefits include a cloakroom and direct access to the rear garden.

On the first floor, a generous central landing leads to three bedrooms and a well-appointed family bathroom.

The second floor accommodation offers the impressive principal bedroom, which features a built-in wardrobe and a stylish en-suite shower room.

The properties are highly energy efficient being controlled by a Hive Heating system.



## Outside

To the front of the property is a small area of lawn garden with a paved pathway leading to the front entrance door, while to the side, a driveway with an electric vehicle charging point provides off road parking for two vehicles, one of which is under a car barn.

The generous rear garden is of particular note, offering a good size space not normally attributed to a new build home. Adjoining the rear of the property is a paved sun terrace providing an ideal space for outdoor dining. The garden enjoys a pleasant aspect, being laid to level lawn and offering a secure space for family recreation.

## Property Video

Point your camera at the QR code below to view our





## 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 car barn 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.







## 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:

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