



19 The Abbey

Romsey, SO51 8EN

SPENCERS
ROMSEY





19 THE ABBEY

ROMSEY • HAMPSHIRE

A beautiful Grade II listed Georgian residence, enviably positioned in one of Romsey's most prestigious settings, boasting uninterrupted views of Romsey Abbey and uniquely benefiting as one of only two properties with unrestricted access to the Abbey's South Garth.

Ground Floor

Entrance Hallway • Sitting Room • Cloakroom • Study • Utility Cupboard
Open-Plan Kitchen/Dining Room • Breakfast Room

First Floor

Principal Bedroom with Dressing Room and En-suite • Bedroom Three • Bedroom Four
Hobbies Room/Occasional Bedroom Five • Family Bathroom

Second Floor

Bedroom Two with En-suite

Lower Ground Floor

Basement/Wine Cellar

Outside

Generous Front & Rear Garden • External Storage • Private Gated Access onto Romsey Abbeys South Garth

Guide Price £1,525,000



2/3



4/5



3





The Property

This exceptional Grade II listed Georgian family home, enhanced by a charming Victorian addition and a striking modern glass extension, occupies one of Romsey's most prestigious locations. Offering uninterrupted views of Romsey Abbey and unique, unrestricted gated access to the Abbey's South Garth, this is a truly rare opportunity to own a property of such historic significance and unrivalled setting.

Lovingly improved and thoughtfully designed by the current owners, the house combines timeless architectural elegance with sympathetic modern enhancements, creating a home of remarkable character, beauty, and comfort.

Ground Floor

A welcoming entrance hall immediately sets the tone, with its generous Georgian proportions, high ceilings, and cast-iron radiators. To the right lies the elegant sitting room, a wonderfully inviting space featuring a log-burning stove with stone mantel, original sash windows complete with Georgian panel shutters, and a woven carpet. A cloakroom and coat cupboard are conveniently positioned off the hallway, with access to the basement beneath the staircase. This area offers options for a variety of uses and could be converted to provide additional accommodation, if required (S.T.P.P).

A versatile study enjoys unrivalled views of Romsey Abbey, with original elm flooring, panelling, and a log-burning stove with marble mantel, it provides an inspiring workspace, or alternatively a snug, arguably offering the finest home office outlook in Romsey.

The hallway leads to the open-plan kitchen and dining area, fitted with engineered oak flooring. The well-appointed kitchen includes stainless steel work surfaces, ample wall and base storage, a wine rack, dishwasher, two integrated under-counter fridges, a Elica Cooker Hood, and Rangemaster oven with hob. The space extends into a spectacular all-glass vaulted breakfast room, added in 2005, which floods the interior with natural light while offering wonderful views of the garden and the Abbey beyond.







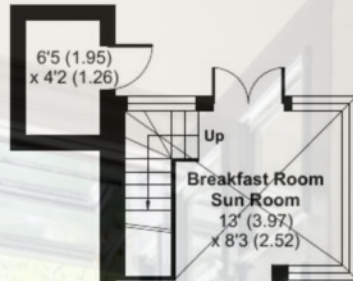
The Abbey, Romsey, SO51

Approximate Area = 2465 sq ft / 229 sq m (excludes void)

Outbuildings = 110 sq ft / 10.2 sq m

Total = 2575 sq ft / 239.2 sq m

For identification only - Not to scale



Breakfast Room
Sun Room
13' (3.97)
x 8'3 (2.52)

Kitchen /
Dining Room
22'6 (6.86)
x 10'10 (3.30)

Basement
18'6 (5.65)
x 11'3 (3.43)

LOWER GROUND FLOOR

Entrance Hall
12'10 (3.90)
x 8'8 (2.65)

Sitting Room
13'10 (4.22)
x 13'10 (4.21)

GROUND FLOOR

Study
11'8 (3.55)
x 11'3 (3.43)

Studio
11' (3.35)
x 8'8 (2.63)

Bedroom 4
11'1 (3.38)
x 10'11 (3.33)

Bedroom 3
12'2 (3.72) max
x 11'9 (3.58) max

Bedroom 1
14'3 (4.34)
x 14'1 (4.28)

WIW
8'8 (2.65)
x 7'8 (2.34)

FIRST FLOOR

Store
14'6 (4.41)
x 5'10 (1.77)

Bedroom 2
15'2 (4.62)
x 14'1 (4.28)

SECOND FLOOR





The Property Continued...

First Floor

Two staircases serve the first floor. From the main landing, a linen cupboard sits to the left. The principal bedroom is positioned at the front, complete with a walk-in dressing room and en-suite shower room. Bedrooms three and four are also located on this level, both served by a stylish modern family bath and shower room. A stunning studio room forming part of the contemporary glass extension completes the first floor layout with stairs leading back down to the breakfast room.

Second Floor

The second floor is dedicated to bedroom two, a charming and spacious suite with fitted storage, a private en-suite bathroom, and arguably the most breathtaking view of Romsey Abbey.

Outside

The property is approached through private gates into a generous front garden. To the rear, a substantial walled garden provides an ideal balance of lawn and patio space, perfect for outdoor entertaining and family life. Additional benefits include external storage and private access leading directly into the Abbey's South Garth, an extraordinary feature shared by only one other residence. Further access is also available via a passage returning to The Abbey Road. NB. The property benefits from both residents and visitor permit parking.

The Situation

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

Energy Performance Rating: Grade II Listed Property

Council Tax Band: G

Local Authority: Test Valley Borough Council

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public Drainage

Broadband: FFTP - Fibre to the property directly

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

Parking: Annual parking permit, currently set at £60 per vehicle - Free visitors parking

Directions

From our offices in the Market Place, head South toward The Abbey and turn right, heading towards 'Abbey Gateway'. Follow the road for a short distance and the entrance to the property can be found on your right-hand side.

Important Notice

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 or 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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