



16 Romsey Road

Lyndhurst, SO43 7AA

SPENCERS
NEW FOREST





16 ROMSEY ROAD

LYNDHURST • NEW FOREST

A particularly well presented and attractive four bedroom detached Victorian property benefiting from spacious accommodation set across three floors with many of the original features you would expect of the era. Further benefits include a generous garden, home office and off-road parking. Located in the heart of Lyndhurst within easy access of the local amenities.

£725,000



4



3



3





The Property

This deceptively spacious house offers flexible living accommodation across three floors. There are many attractive period features throughout, including high ceilings, attractive stained glass windows, stripped wooden flooring and working fireplaces. The current vendors have maintained and upgraded the property throughout to include majority replacement windows, some of which are triple glazed.

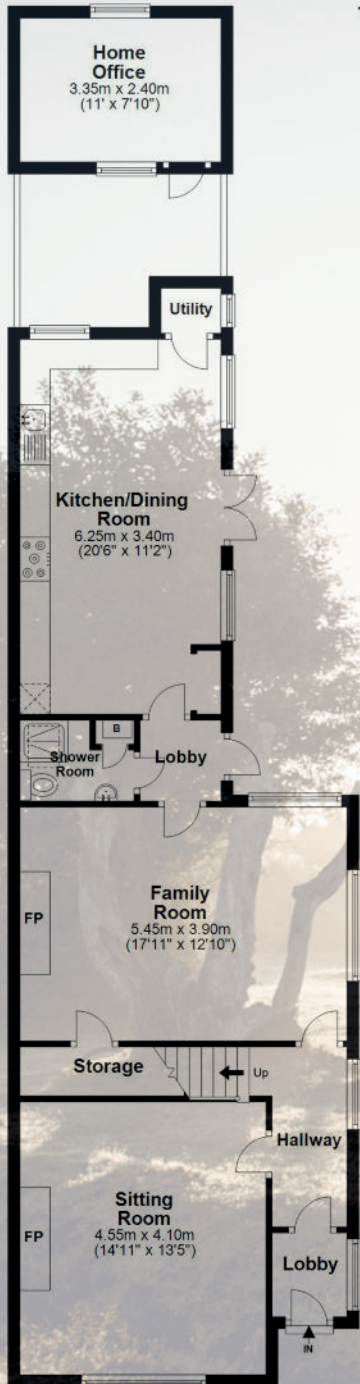
The current layout offers two reception rooms, four double bedrooms and two bathrooms.

The entrance leads into an entrance lobby and then into the entrance hall with stairs leading to the first and second floors. The cosy sitting room is set at the front of the property and benefits from large windows allowing for plenty of light and part panelled walls. A fireplace is a feature of the room with inset 'Clearview' woodburner.

A further reception room is set at the end of the hallway which is currently used as a family room with open working fireplace. From here a door leads into a striking 'barn style' kitchen/diner with high part vaulted ceilings making this room feel spacious and airy. The kitchen offers an extensive range of wall and base units with complimentary quartz worksurfaces and quarry tiled flooring. Appliances include a Rangemaster oven with extractor hood set over and space and plumbing for a dishwasher. A utility storage cupboard offers plumbing for appliances. French doors lead out to the side courtyard and rear garden.

A bathroom completes the ground floor accommodation offering a unique Japanese hip bath, WC and wash hand basin.

Ground Floor



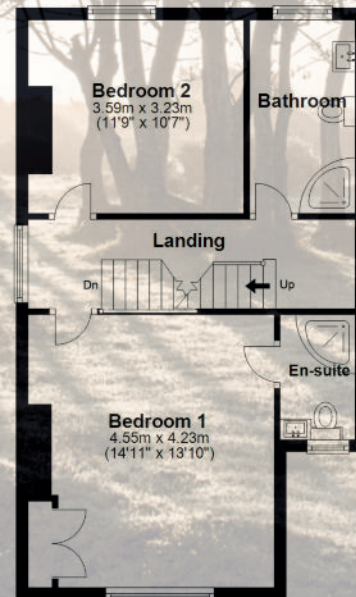
Floor Plan

Approx Gross Internal Areas

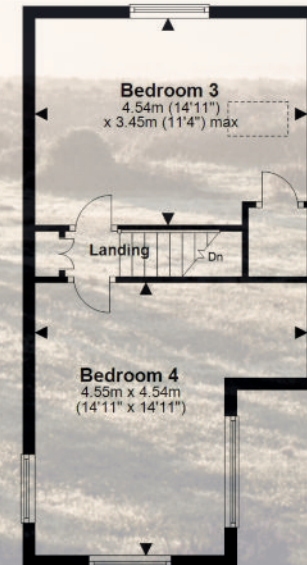
House: 162.5 sqm / 1748.2 sqft
 Home Office: 8.1 sqm / 86.5 sqft

Total Approx Gross Area: 170.6 sqm / 1834.7 sqft

First Floor



Second Floor





The Property Continued...

The first floor landing is lit with a large side window with further stairs leading up to the second floor. Two generous double bedrooms are set off the landing. The principal bedroom is set at the front of the property with large triple glazed windows and built in wardrobe storage with ensuite shower room comprising a corner shower cubicle, WC and hand wash basin. A family shower room completes this floor with modern suite comprising a shower cubicle, WC and wash hand basin.

The second floor leads to two further pretty double bedrooms set into the eaves with good ceiling heights and elevated views across the front and rear gardens, making ideal children or guest rooms.

Grounds & Gardens

Double doors from the kitchen lead to an attractive paved and walled courtyard area with access to the side of the property leading to the front.

The courtyard leads to a useful covered area set at the back of the kitchen ideal for storage or for drying clothes. An entrance leads into a detached outbuilding providing for a self contained home office which benefits from a separate broadband connection and phone line. The garden is predominantly laid to level lawn with mature shrubs and enclosed with lap wood fencing. Outbuildings include a shed, summer house and a decking area offers an area for seating. There is an EV charger to the side.



Important Notice

Spencers of The New Forest 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.



Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: E Current: 49 Potential: 75

Services: Mains gas, electric, water and drainage

Gas central heating

Property construction: Traditional

Flood Risk: Medium

The current owners confirm that the property has not flooded within the past 5 years.

Conservation Area: Lyndhurst

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, buyers to check with their provider.

Electric Vehicle (EV) charging point

Directions

From our office in Brockenhurst turn left and proceed up Brookley Road, taking the first turning on the left into Grigg Lane. Continue to the end of Grigg Lane and turn left onto the Lyndhurst Road. Continue along the road for approximately three miles until you are about to enter the one way system at Goose Green. Continue over the road into the one way system, bearing right at the top to of the road and move into the left hand lane. At the traffic lights turn left onto the A337 signposted Southampton M27. Follow the road for a short distance and the property can be found on the right hand side before the turning into Empress Road.



For more information or to arrange a viewing please contact us:

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