



103 Oxlease Meadows

Romsey, Hampshire, SO51 7AB

SPENCERS
ROMSEY





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ROMSEY • HAMPSHIRE

A superb five bedroom family residence forming part of a select and exclusive development of high quality homes bordering Fishlake Meadows Nature Reserve, on the outskirts of the idyllic market town of Romsey.

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining/Living Room, Family Room/Study, Utility

First Floor

Principal Bedroom with Dressing Area and En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room, Bedroom Three, Family Bathroom

Second Floor

Bedroom Four with En-Suite Shower Room. Bedroom Five

Outside

Private Gardens, Double Garage, Off Road Parking, Potting Shed

Guide Price £1,050,000



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The Property

This outstanding five-bedroom detached family residence offers substantial and versatile accommodation, thoughtfully arranged over three floors.

Upon entering the property, an elegant entrance hallway, provides access to a double-aspect sitting room with feature fireplace and a family room/private study, offering flexibility to accommodate a variety of lifestyle requirements. Both of these reception rooms enjoy views to the front aspect.

To the rear of the property lies a most impressive, open-plan kitchen/dining/living area, extending the full width of the home. The kitchen is comprehensively appointed with premium appliances, including two single AEG ovens, an induction hob with island extractor, a microwave combi oven, an AEG dishwasher, a water softener, and a Caple wine cooler. Contemporary fitted cabinetry is complemented by high-quality Silestone quartz work surfaces.

The adjoining dining area provides an ideal setting for both everyday living and formal entertaining, further enhanced by bi-folding doors which open and link seamlessly to the rear garden. A separate utility room, accessed from the kitchen, provides external access and is fitted with plumbing for additional appliances. A useful under-stairs storage cupboard and a cloakroom complete the ground floor accommodation.

To the first floor, there are three generously proportioned double bedrooms. The principal bedroom suite is a most distinguished feature of the home, extending the full depth of the property and incorporating a dedicated dressing area, a contemporary en-suite bathroom, and a striking full height glazed gable window with double doors opening onto a Juliet balcony.

The principal guest bedroom is equally well-appointed, benefiting from built-in wardrobes and a modern en-suite shower room, while the third bedroom on this level also offers built-in wardrobes. This bedroom is served by a luxurious family bathroom, finished with Roca white sanitary ware and chrome heated towel rails for a refined and contemporary aesthetic.

The second floor offers two additional double bedrooms, one of which enjoys the advantage of a private en-suite shower room. Both rooms are enhanced by attractive dormer windows, providing an abundance of natural light and affording elevated views across the surrounding landscape.

NB. The property features shutters to the front and side aspects and electric blinds on the ground and first floor.





Oxlease Meadows, Romsey, SO51

Approximate Area = 2295 sq ft / 213.2 sq m (excludes void)

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 396 sq ft / 36.7 sq m

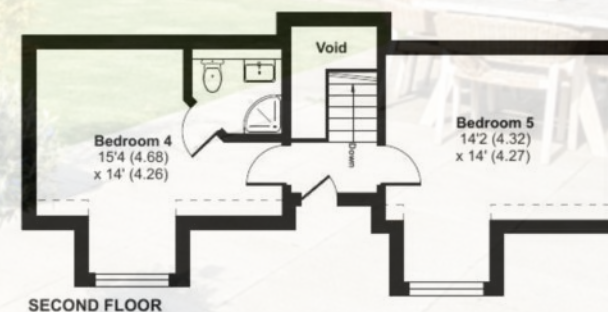
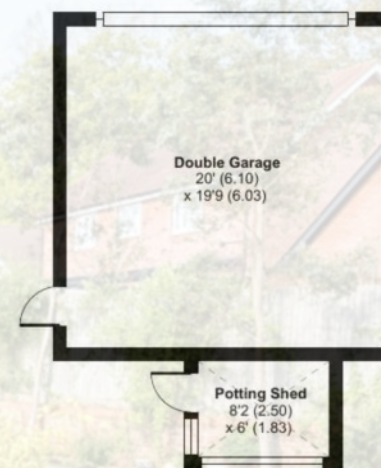
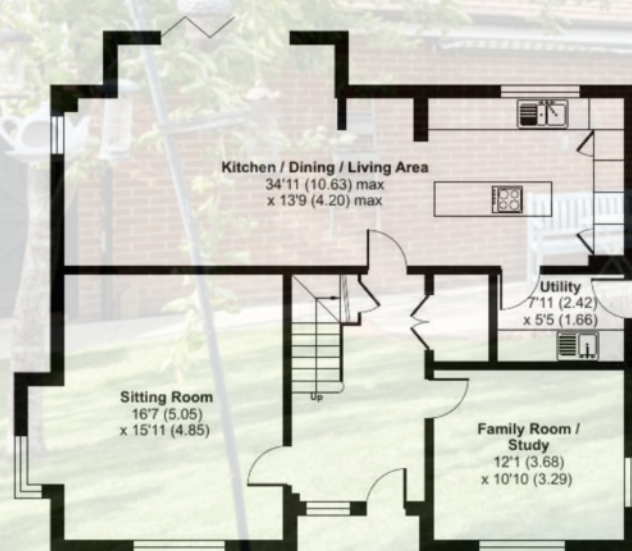
Outbuilding = 49 sq ft / 4.5 sq m

Total = 2758 sq ft / 256 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1280074



Outside

To the front aspect is an area of lawn garden dissected by a pathway leading to the front door.

To the side of the property is a driveway providing off road parking and a large double garage with electric door to the front and courtesy door to the garden. The garden has been professionally landscaped and features an expanse of paved terrace for entertaining and a lawn garden.

Set within the grounds is a kitchen garden area with raised plant beds and a large potting shed adjoining the rear of the garage.

The Situation

Oxlease Meadows enjoys a highly desirable setting, offering picturesque Canal-side walks leading to charming country pubs, as well as an easy, level stroll into 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, along with the vibrant city of Southampton. For the commuter, the nearby M3 and M27 motorways provide excellent road links to London and the South Coast.







Additional Information

Energy Performance Rating: B Current: 86 Potential: 91

Council Tax Band: G

Local Authority: Test Valley

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: FFTP - Fibre to the property directly

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

Service charge: £474.41 (2025) for communal area upkeep.

Property Video

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



Viewing

By prior appointment only with the vendors agents Spencers Property.

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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