



**Park House**

*9 Palmerston Street, Romsey, SO51 8GF*

**SPENCERS**  
ROMSEY







# PARK HOUSE

## PALMERSTON STREET • ROMSEY

*A magnificent Grade II listed detached residence set in grounds approaching 0.2 acres in the very heart of Romsey. The property offers extensive off road parking and lies within moments of Romsey High Street and the Market Place.*

### Ground Floor

Reception Hallway, Drawing Room, Sitting Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Cloakroom, Orangery, Garage/Changing Room

### Lower Ground Floor

Extensive Cellar

### First Floor

Four Double Bedrooms, Family Bathroom, Second Bathroom

### Second Floor

Loft Area Opening to Small Roof Terrace

### Outside

Secure and Off-Road Parking for Multiple Vehicles, Gardens and Grounds Extending To Approximately 0.20 Acres

**Guide Price £1,495,000**



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4



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## The Property

Steeped in early 19th-century charm, this distinguished residence stands as a fine example of period architecture, featuring a classic stucco exterior and a refined entrance framed by a Doric porch with twin columns. Ornamental iron railings and gates enhance both the approach and the access to the rear of the property.

Internally, the home offers a remarkable sense of space and elegance. High ceilings and generous room proportions create a light and airy atmosphere throughout. Original decorative features include intricately hand-carved architraves bearing the 'Hampshire Rose' motif, graceful columns, and elaborate plaster cornicing. The staircase, rising beneath a delicate fanlight window, is a particular highlight and arguably one of the finest in Romsey.

The ground floor comprises a series of beautifully appointed rooms, including a formal drawing room, a dining room ideal for entertaining, a morning room, and a kitchen/breakfast area that opens into a stunning orangery. Beyond the kitchen/breakfast area is a large utility room leading into a substantial garage/changing area. These two rooms offer significant potential and could be knocked through to create a large, open plan kitchen/family/dining room in keeping with modern day living requirements (Subject to the necessary consents being granted).

The first floor unfolds with a central landing that gives access to two spacious double bedrooms and a stylish shower room located toward the rear of the home. A short flight of steps ascends to a secondary landing, which seamlessly connects to the elegant primary bedroom, another generously sized double bedroom, and a beautifully appointed family bathroom.

From here, a door opens to a concealed staircase within the house that leads to the roof, offering panoramic views across Romsey's rooftops.

Beneath the home lies a large cellar offering options for a variety of uses, including wine storage or a media area.

Park House is a rare proposition offering an exceptional blend of historical elegance and comfortable living.







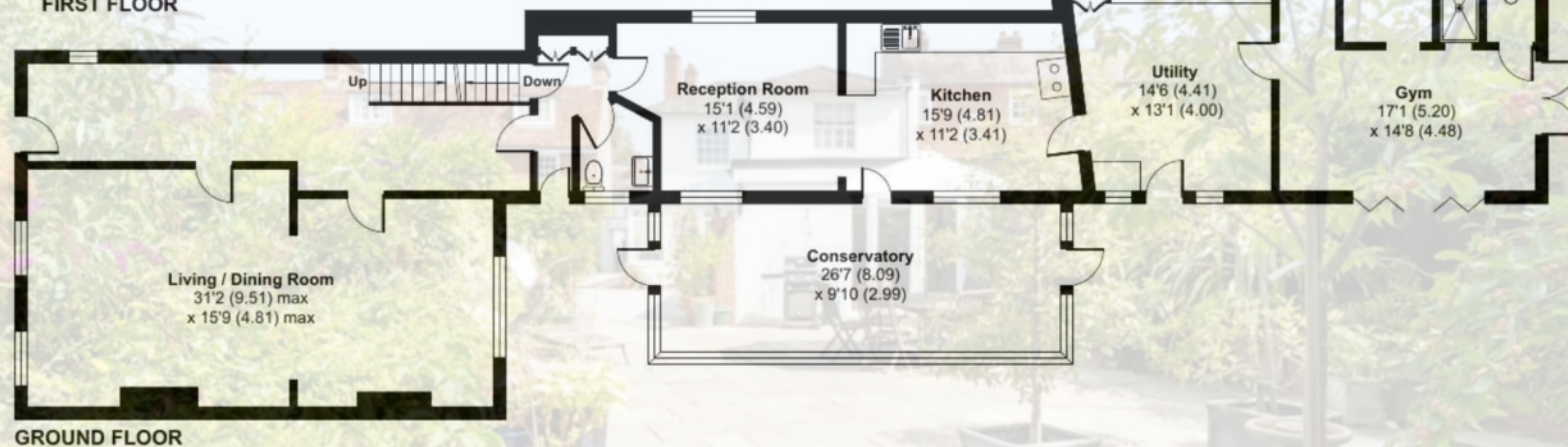
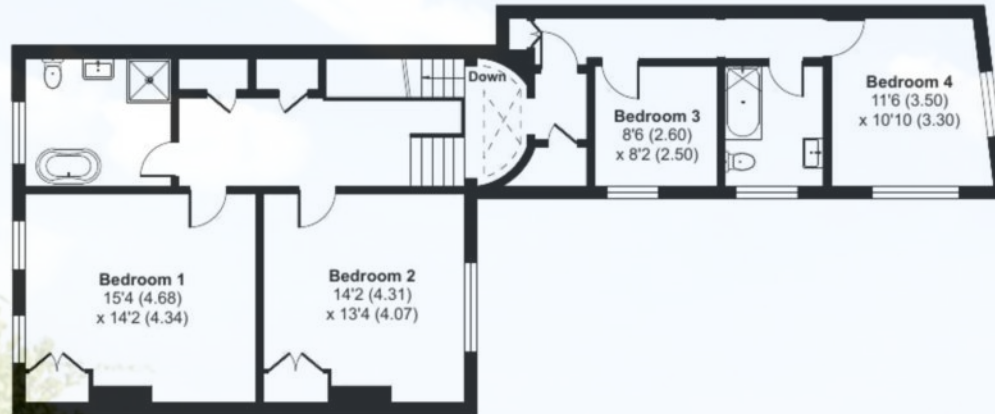




# Palmerston Street, Romsey, SO51

Approximate Area = 3560 sq ft / 330.7 sq m

For identification only - Not to scale







## Outside

At the front of the property, elegant wrought iron gates reveal a driveway and an automated shutter, which lifts to an extended driveway providing generous and secure off-street parking for several vehicles.

The primary garden area has been thoughtfully designed for low-maintenance living, laid with paving across two distinct tiers. The upper level features a striking pergola, providing a secluded and tranquil outdoor retreat.

## 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: Ultrafast Broadband available at the property (Ofcom)

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

## Property Video

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



## 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





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

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