



Lyndhurst

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

SPENCERS  
ROMSEY





# THE LYNDHURST

## GROUND FLOOR

### KITCHEN/DINING AREA

3.70M X 7.38M 12' 1" X 24' 2"

### FAMILY AREA

3.33M X 4.41M 10' 11" X 14' 5"

### LIVING ROOM

3.73M X 7.27M 12' 2" X 23' 10"

### DOUBLE GARAGE

6.14M X 5.69M 20' 1" X 18' 8"

### UTILITY

3.50M X 2.09M 11' 5" X 6' 10"



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 LYNDHURST

## FIRST FLOOR

### PRINCIPAL BEDROOM

4.27M X 8.72M 14' 0" X 28' 7"

### BEDROOM 2

3.77M X 3.04M 12' 4" X 9' 11"

### BEDROOM 3

3.75M X 3.38M 12' 3" X 11' 1"

### BEDROOM 4

3.75M X 3.83M 12' 3" X 12' 06"

### BEDROOM 5

3.31M X 3.22M 10' 10" X 10' 6"



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## FINAL HOMES REMAINING

A welcoming community of high-specification, energy efficient homes nestled in the desirable market town of Romsey. This superbly appointed property benefits from a detached double garage, off road parking and impressive grounds extending to 0.38 acres. The property also enjoys easy access to local amenities, well regarded state and private schools and nearby transport links.

### Ground Floor

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

### First Floor

Principal Bedroom with Dressing Room and En-Suite Shower Room, Bedroom Two with En-Suite Shower Room, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom

### Outside

The gardens and grounds attributed to the property extend to an impressive 0.38 acres.

Guide Price £1,185,000











## The Property

The Lyndhurst 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 providing a natural flow into the bright and spacious sitting room. From here, it continues seamlessly into the family area and the kitchen/dining space, which is fitted with a stylish range of built-in units, integrated appliances, and polished stone worktops. A separate utility room, located just off the kitchen, provides additional practicality and offers internal access to the double garage. Both the sitting room and kitchen/dining area offer direct access to the rear garden, creating a wonderful connection between indoor and outdoor living. A cloakroom is conveniently located off the main hallway.

On the first floor, a central landing leads to the impressive principal bedroom, which features separate dressing rooms, built-in wardrobes, and a luxurious en suite shower room. Bedroom two also benefits from its own en suite, while three additional well-proportioned bedrooms are served by a stylish family bathroom.

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

## Outside

The gardens and grounds attributed to the Lyndhurst are of particular note and a rare commodity for a new build home, extending to a generous 0.38 acres in total.

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 and access to the double garage. 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 delightful southerly aspect, being laid to level lawn and offering a secure space for family recreation.





## 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.
- Private driveway, garage and electric vehicle charging point.
- Landscaped front and rear gardens extending to 0.38 acres.
- 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

**Disclaimer: The front shot image shown is a CGI image created for illustrative purposes only and should be used as a visual reference.**

## 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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