



20 Church Lane, Romsey SO51 8EP

£675,000 Freehold

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Winkworth



PERIOD PROPERTY IN SUPERB LOCATION

20 Church Lane is situated in arguably one of Romsey town's best locations within walking distance of the centre and with wonderful views over Romsey Abbey. Romsey is a market town steeped in history, and provides an excellent range of leisure facilities and shops for everyday needs. The town centre boasts a charming Piazza, offering a delightful outdoor space perfect for relaxing with a coffee while watching the world go by. Schools for all ages, both state and private, are readily available. There is easy access to the M27 and M3 motorways, serving Southampton, Winchester and Bournemouth. Romsey benefits from an excellent local bus service and a train station offering direct connections to London via Southampton. Additionally, the stunning New Forest National Park is just 6 miles away, giving access to beautiful natural landscapes.

20 Church Lane is quietly situated in the centre of Romsey with views of the iconic Romsey Abbey. The house has recently been tastefully redecorated in a Farrow & Ball palette and has had replacement windows in almost every room. There is a new bathroom upstairs and a utility room/cloakroom has been created on the ground floor. The three-bedroom house has an open plan layout. The kitchen is to the front of the house with views of the Abbey and has recently been refurbished with cream Shaker style cupboards under a hardwood work top, two Neff ovens and an induction hob. An integrated Neff dishwasher and large floor to ceiling separate fridge and freezer. A new Kinetico water softener was fitted in March 2024. There is a cosy dining area leading through to the library which is shelved from top to bottom. In addition is the utility/cloakroom, with plumbing and space for washing machine. The vaulted sitting room is to the rear of the house and has a modern gas fire. The gable end windows overlook the West and South facing garden and small pond. The lower ground room has a flying mullion window and is currently used as a bedroom and also incorporates a useful tucked away storage area. There are two bedrooms on the first floor, the principal bedroom overlooks the Abbey. There is a useful light and bright loft room with stairs leading up from the second bedroom with plentiful eaves storage. The bathroom has fitted bath with shower over and towel radiator. At the end of the garden is a useful shed and paved area in front. The remainder is laid to lawn with mature shrubs.

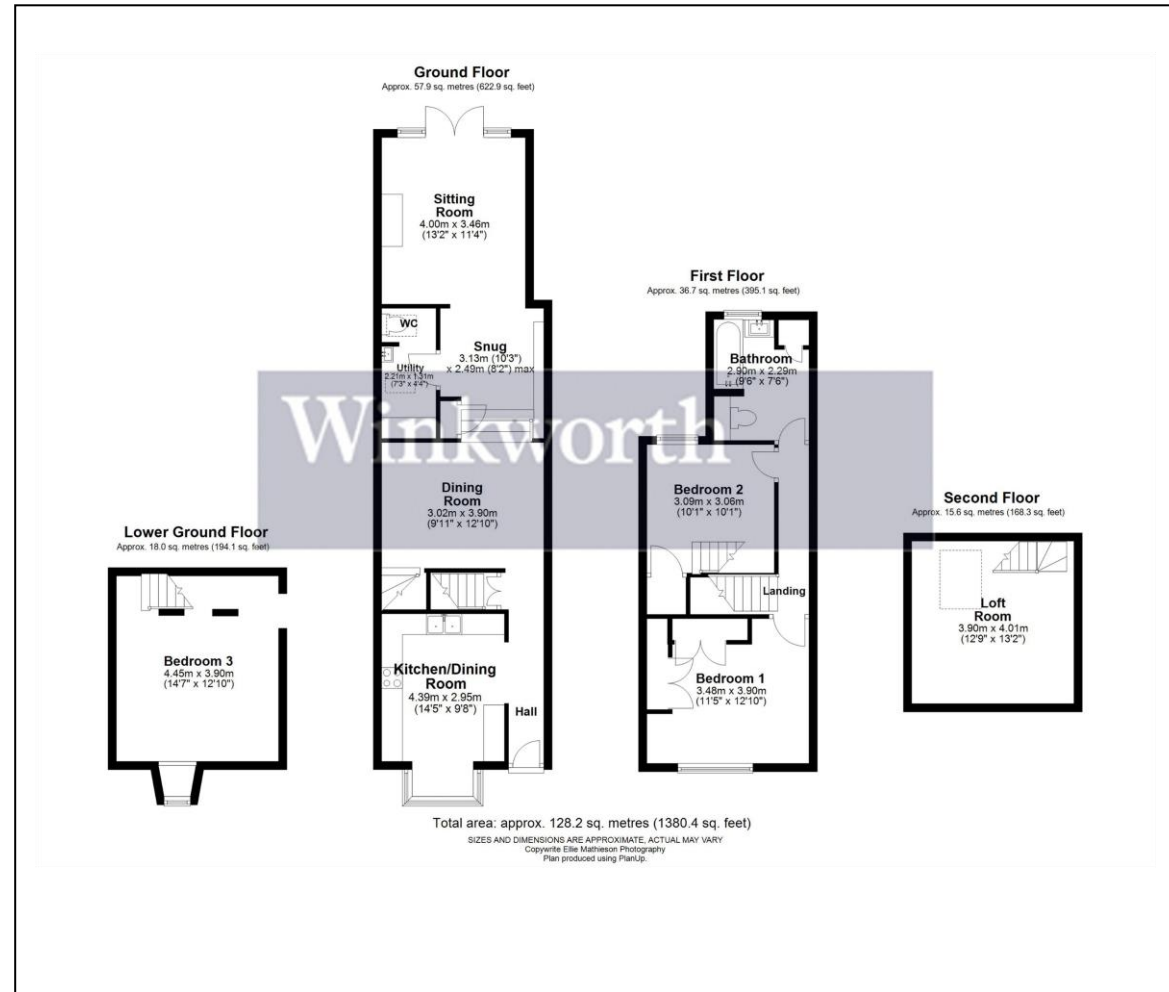
Tenure: Freehold, Council tax band: 'D' TVBC £2,313.92 p.a. Parking is on street by permit. All mains utilities. Ultrafast broadband available. Vendor Suited



**Address: Church Lane
Romsey SO51 8EP**

Council Tax Band: 'D' TVBC

Tenure: Freehold



winkworth.co.uk/romsey

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See things differently