

EVERY  
STEP OF  
THE WAY

PROPERTY GROUP

Halterworth,  
Romsey



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*Quiet Cul-de-sac*

Every Step of The Way Property Group, Powered by eXp is delighted to bring to the market this gorgeous three bedroom link detached house, located within the beautiful and quiet cul-de-sac, Seward Rise in Romsey, alongside Tadburn meadows nature reserve. This family home comprises of a lounge, impressive kitchen/diner, three bedrooms, bathroom, garage and has the added benefit of a Scandinavian lodge outside, ideal for entertainment. With 1,123 square feet of accommodation, this property is light and airy throughout. Outside, there is driveway parking for up to four cars and a garage conjoined onto the property.



The property is approached via an entrance hallway which leads through to the generously sized lounge with a feature fireplace and view to the front aspect with a bay window. Leading through to the kitchen/diner you're greeted with a fabulous space for entertainment, incorporating the lovely views of the garden through a glass French door. Certainly being the hub of the house, this attractive kitchen has been Wren fitted with premium white goods, A&G hob and combined extractor, larder cupboard, Zanussi washing machine, dishwasher, Bosch oven, grill and microwave and fridge freezer. There is also access to the garage, which could easily be converted if further accommodation is required.





Upstairs accommodation comprises of three good sized bedrooms and a modern style fitted family bathroom. There is also access to the loft on the landing.





Outside to the garden, this property truly boasts a sense of tranquillity and serenity.

With an enclosed rear garden that is mostly laid to lawn, patio area perfect for seating, a Scandinavian lodge that's excellent for entertaining, and a shed for extra storage, you truly have everything you need for any occasion, whether it's a party in the night or a peaceful day in the sun. There is also a garage conjoined to the property, with a driveway for up to four cars.









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## Summary of Accommodation

### Ground Floor

Entrance Hall \* Lounge \* Kitchen/Diner

### First Floor

Main bedroom \* Two more good sized bedroom \* Family bathroom

### Outside

Garage \* Lodge



## General Information

Council tax band - D

Local Authority - Test Valley Borough Council

Tenure - Freehold

EPC Rating - D

Utilities - Mains water, electricity, gas and drainage

Total square feet - 1,123

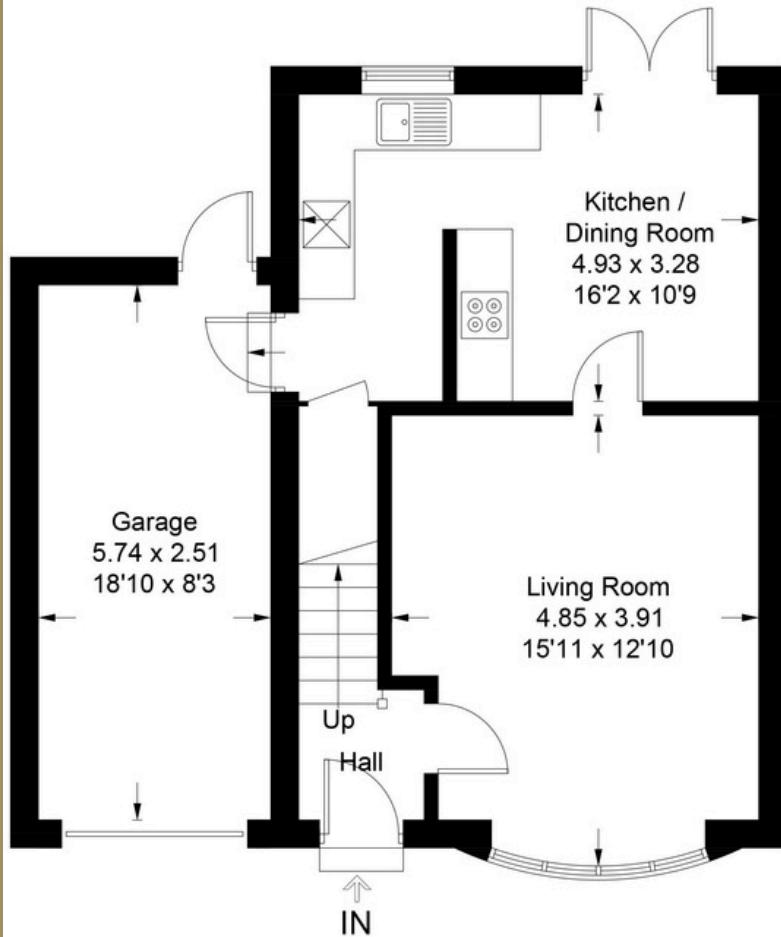




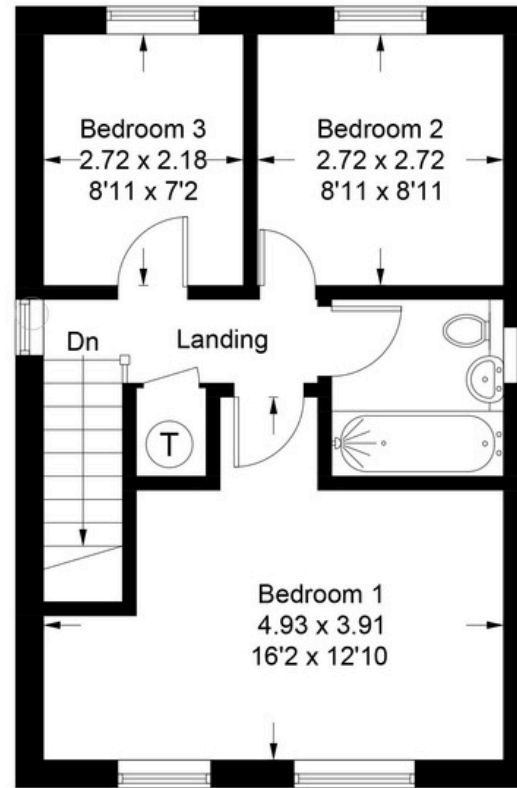
### **Situation**

**The property is located on the east side of Romsey, a short walk or drive from Romsey centre itself, perfect for idyllic walks around the town with its extensive amenities, including Waitrose, Romsey Library, numerous restaurants, bars and independent shops. Within less than a mile of the catchment schools, Halterworth Primary and Mountbatten senior schools. There are also bus stops close at hand, with routes to Romsey, Southampton, Chandlers Ford and Eastleigh, to name a few. The area benefits from being within easy reach of The New forest, access to the coastline and fantastic motorway links to the M27 and M3.**

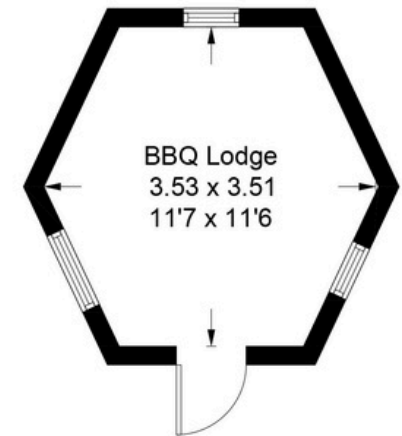
Approximate Gross Internal Area = 94.8 sq m / 1020 sq ft  
 (Including Garage)  
 BBQ Lodge = 9.6 sq m / 103 sq ft  
 Total = 104.4 sq m / 1123 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1109582)  
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