



71 Oxlease Meadows

Romsey, Hampshire, SO51 7AB

SPENCERS
ROMSEY





71 OXLEASE MEADOWS

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Arguably one of the finest houses on this prestige development, enjoying stunning elevated views across the water meadows of Romsey.

Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining/Living Room, Study, Cloakroom

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 4 with En-Suite Shower Room, Bedroom 5/Games Room

Outside

Driveway, Double Garage with Studio Accommodation Above, Workshop, Rear Garden

Guide Price £1,250,000



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The Property

This impressive five-bedroom detached home presents generous and adaptable living space, carefully arranged across three floors to suit modern family life. On entering, a refined entrance hall leads through to a dual-aspect sitting room, complete with a charming wood-burning stove, alongside a separate family room or study, ideal for flexible living arrangements. Both rooms enjoy pleasant views over the front aspect.

To the rear, the property opens into a striking open-plan kitchen, dining, and living area that spans the full width of the house. The kitchen is superbly equipped with high-specification appliances, including twin AEG ovens, an induction hob with island extractor, a combination microwave oven, integrated dishwasher, and a Caple wine cooler. Sleek fitted units are paired with elegant Silestone quartz worktops, creating a stylish and practical space.

The adjoining dining area is perfectly suited to both everyday use and entertaining, with bi-fold doors that open seamlessly onto the rear garden, allowing for excellent indoor-outdoor flow. A separate utility room, accessed from the kitchen, offers additional convenience, complete with appliance space and external access.



Upstairs on the first floor are three well-proportioned double bedrooms. The principal suite is particularly impressive, extending the full depth of the property and featuring a dressing area, a contemporary en-suite bathroom, and a dramatic full-height glazed gable window with far-reaching views across the water meadows. Double doors open onto a Juliet balcony, enhancing the sense of space and light.

The guest bedroom benefits from fitted wardrobes and its own en-suite shower room, while the third bedroom is served by a stylish family bathroom.

The second floor provides further accommodation, including an additional bedroom with a private en-suite shower room and a further spacious room offering flexibility for use as a bedroom, home office, or hobby space. Both rooms are enhanced by dormer windows, flooding the spaces with natural light and offering elevated views of the surrounding countryside.





71 Oxlease Meadows, Romsey, SO51 7AB

Approximate Area = 2273 sq ft / 211.1 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

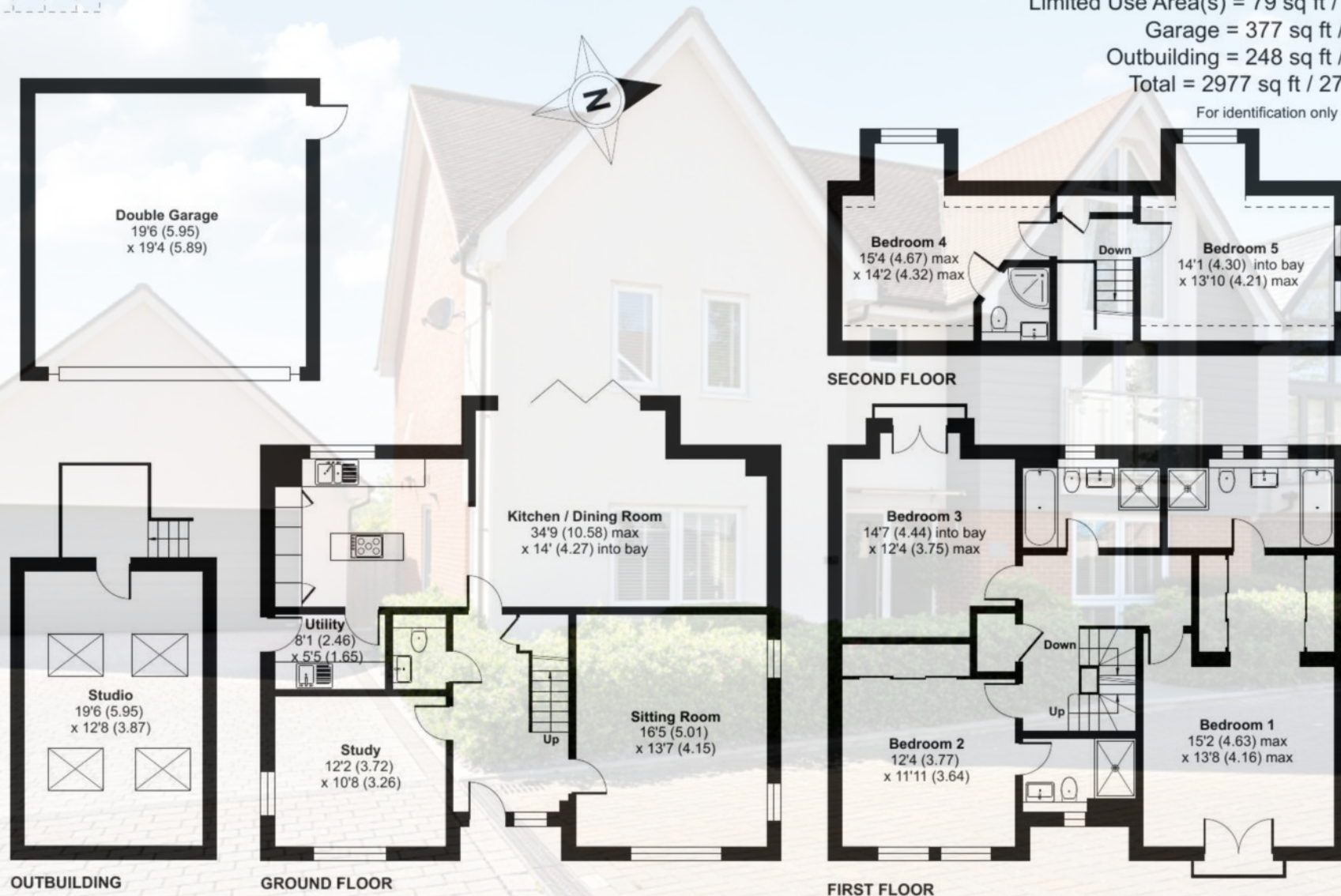
Garage = 377 sq ft / 35 sq m

Outbuilding = 248 sq ft / 23 sq m

Total = 2977 sq ft / 276.4 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). © nichcom 2026.
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Outside

To the front aspect is a small 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 for multiple vehicles and access to a large double garage with electric door to the front and steps to the rear leading up to a skilfully converted studio with stable door and a small seating area from where to enjoy the truly stunning panoramic views of the water meadows. Adjoining the double garage is a useful workshop area.

The garden is one of the widest plots on the development and has been professionally landscaped to feature an expanse of paved terrace for entertaining and a lawn garden flanked by established plant beds and fence panel borders.

The Situation

Oxlease Meadows is often referred to as the most sought after development in Romsey and enjoys a highly desirable setting, offering picturesque Canalside 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: £397 for communal area upkeep.

3 Years remaining on the NHBC cover.

Disclaimer: Under the 1979 Estate Agents Act, we wish to declare that the Vendor of the property is associated with Spencers Estate Agents.

Property Video

Point your camera at the
QR code to view our



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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