



10 Chavy Water, *Romsey, SO51 8AJ*

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ROMSEY





CHAVY WATER

ROMSEY

A stunning and enlarged three bedroom, three bathroom residence forming part of a select development with private and communal gardens with a short level walk of Romsey Town Centre.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Garden Room, Kitchen/Breakfast Room, Cloakroom

First Floor

Landing Area, Principal Bedroom with Walk-In Wardrobe/Office Room and En-Suite Shower Room, Guest Bedroom with En-Suite Bathroom

Second Floor

Small Landing Area, Bedroom with En-Suite Shower Room

Outside

Garage, Off Road Parking, Private, Low Maintenance Rear Garden, Communal Garden Area, Visitors Parking

Guide Price £670,000



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The Property

Available for the first time from when built 23 years ago, this stunning property has been sympathetically extended by the current owner, resulting in a stunning home offering approximately 1757 square feet of accommodation in a the highly sought-after enclave of Chavy Water.

Upon entering, one is immediately struck by the excellent sense of space and light that defines this attractive home. The ground floor is enhanced by elegant hardwood flooring, which flows seamlessly throughout the principal living areas, creating a warm and cohesive atmosphere.

At the heart of the home lies a stylish contemporary kitchen, thoughtfully designed to combine practicality with modern aesthetics, offering an ideal setting for both everyday living and informal dining. The adjoining dining room provides a wonderful space for entertaining, comfortably accommodating family gatherings and dinner parties alike. This area also offers the potential to be opened out into a more open plan living space if so desired. To the rear, a delightful garden room enjoys an abundance of natural light and offers a versatile additional reception area, with direct access to the garden, making it the perfect place to relax, work from home, or simply enjoy views of the outdoor space throughout the seasons.

The property offers exceptionally well-balanced accommodation, with all three generously proportioned double bedrooms benefiting from their own private en-suite facilities, providing a rare level of comfort, convenience and privacy. Two of the bedrooms, including the principal suite with walk-in wardrobe/office are situated on the first floor, while an impressive guest suite occupies the entire top level, creating a luxurious and peaceful retreat, thoughtfully separated from the rest of the home.







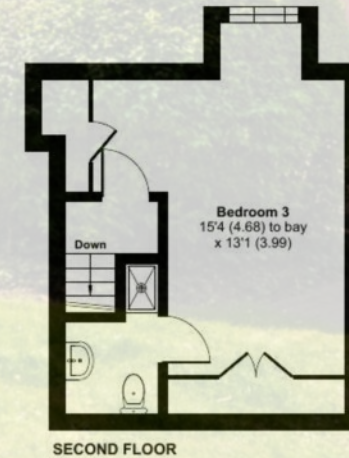
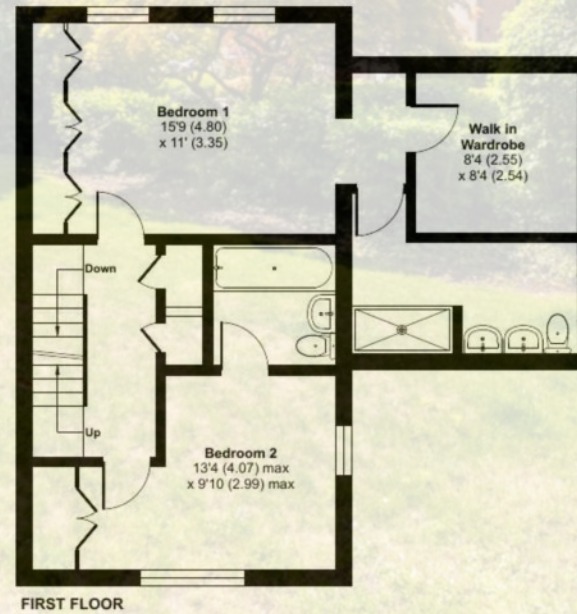
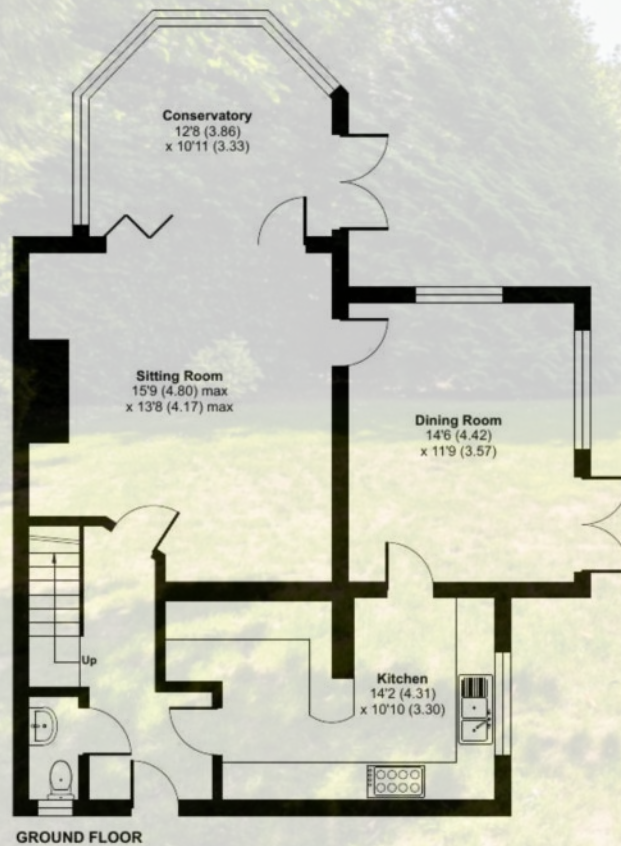
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Approximate Area = 1757 sq ft / 163.2 sq m

Garage = 206 sq ft / 19.1 sq m

Total = 1963 sq ft / 182.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1482622



Outside

Outside, the property continues to impress with its beautifully landscaped and meticulously maintained gardens, offering a variety of inviting outdoor spaces to enjoy throughout the day. The principal rear garden provides a peaceful retreat, centred around an attractive pond and water feature that creates a wonderfully tranquil atmosphere.

In addition, a separate side garden has been thoughtfully designed with contemporary composite decking and a stylish pergola, providing a private, sun-filled setting ideal for outdoor entertaining, alfresco dining, or simply relaxing on warm summer evenings.

Further enhancing the appeal of this exceptional home is a garage and an allocated parking space conveniently positioned directly in front of the property. There are also four visitor parking bays located nearby for guests, together with a charming communal garden area that contributes to the attractive and well-maintained surroundings.



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.

This is a rare opportunity to acquire a stylish and flexible home, just a short stroll from Romsey's vibrant town centre, boutique shops, cafes and excellent transport links. Early viewing is highly recommended.





Additional Information

EPC: C Current: 77 Potential: 84

Council Tax Band: E

Local Authority: Test Valley

Tenure: Freehold

Services: All mains services connected

Heating: Gas Central Heating

Drainage: Public

Broadband: Ultrafast broadband available at the property (Ofcom)

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

Management Fee: £540 annually

Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers of The New Forest 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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