



9 Comfrey Close *Romsey, SO51 7RE*

SPENCERS
ROMSEY





Nestled within a sought-after residential cul-de-sac, just a short walk from Romsey town centre, this charming four-bedroom detached family home is offered to the market for the very first time since being purchased new by the current owners. Lovingly maintained throughout, the property offers well-balanced accommodation, ideal for modern family living.

Ground Floor

Entrance Hall, Sitting Room, Kitchen, Dining Room, Cloakroom, Study

First Floor

Bedroom One With En-Suite, Bedroom Two, Bedroom Three, Bedroom Four, Family Bathroom

Outside

Driveway Parking, Single Garage, Rear and Front Garden

Guide Price £638,000



FLOOR PLAN

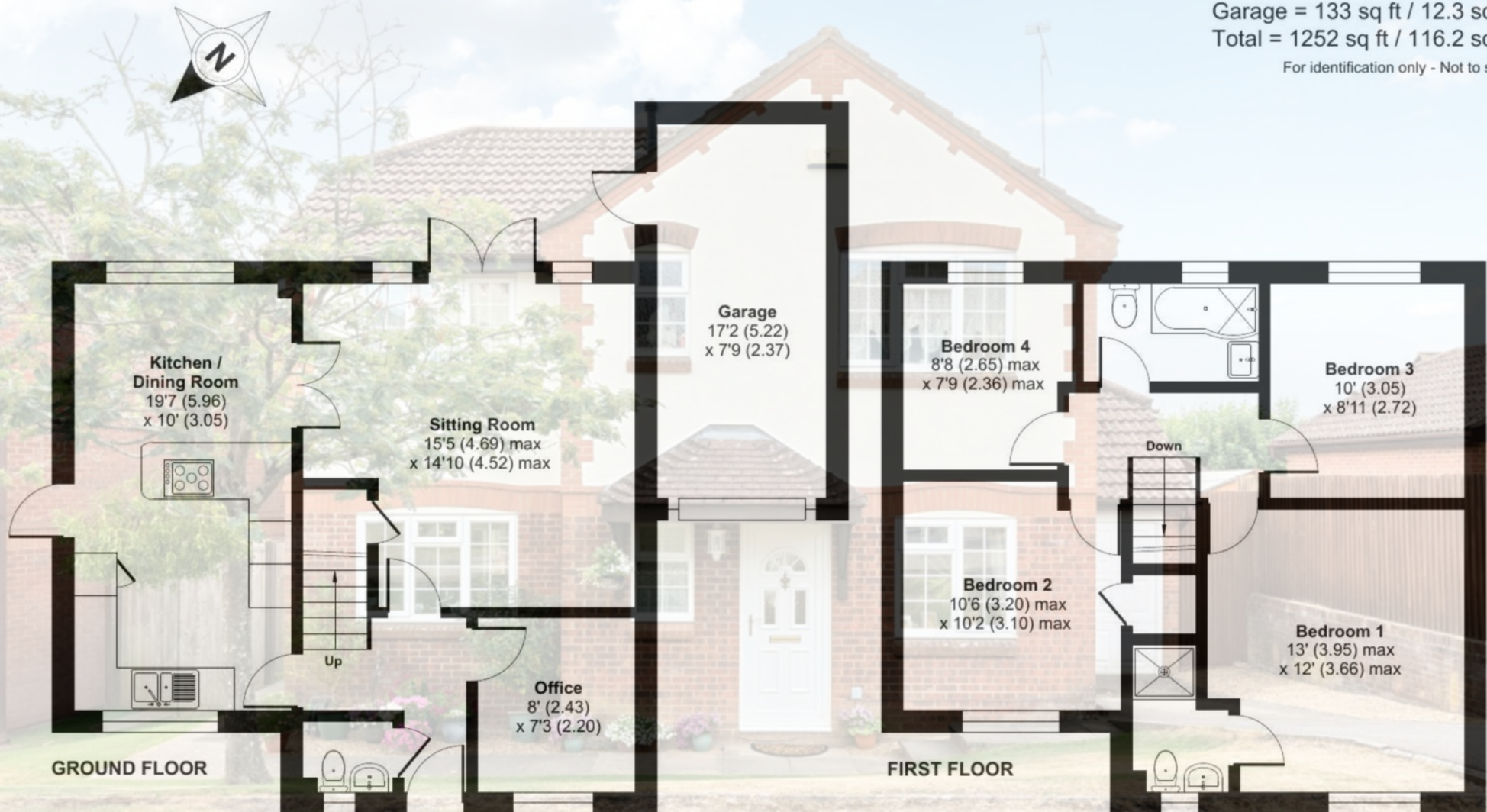
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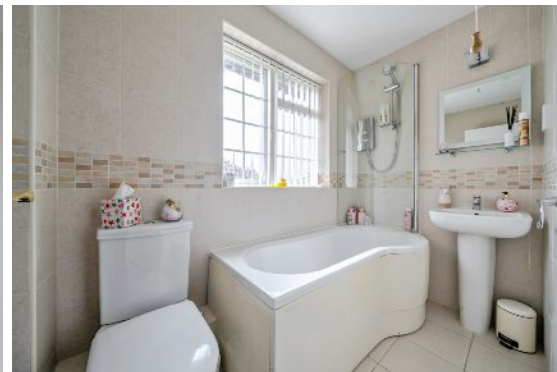
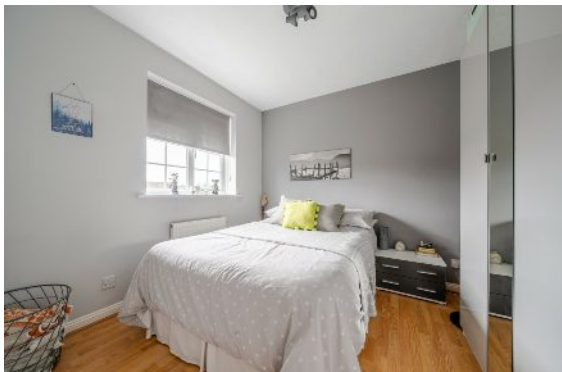
Approximate Area = 1119 sq ft / 103.9 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1252 sq ft / 116.2 sq m

For identification only - Not to scale





The Property

A welcoming entrance hall sets the tone, providing access to a convenient guest cloakroom before leading through to the impressive open-plan kitchen/dining room. Designed with both family life and entertaining in mind, the well-appointed kitchen features an excellent range of base and wall-mounted units, complemented by integrated appliances including an oven, microwave oven, warming drawer, gas hob and fridge/freezer. The central cooking area overlooks the dining space, creating a sociable environment for hosting family and friends.

Double internal French doors open into the spacious 15'5" x 14'10" sitting room, where a striking mantel and decorative electric stove provides an attractive focal point. A further set of French doors opens directly onto the rear garden, seamlessly blending indoor and outdoor living. Completing the ground floor is a front-aspect study, offering an ideal space for those working from home.

On the first floor, the landing provides access to four well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining three bedrooms are served by a modern family bathroom.



Outside

The property enjoys driveway parking for two to three vehicles, alongside a single garage providing secure parking or useful storage. Gated side access leads to the beautifully maintained south-facing rear garden, which offers a wonderful degree of privacy. Predominantly laid to lawn with mature shrub borders and a generous patio seating area, the garden provides the perfect setting for relaxing and entertaining throughout the warmer months.

Location

The historic market town of Romsey is one of Hampshire's most desirable places to live, offering an attractive blend of character, convenience and excellent connectivity. Steeped in history, the town is renowned for the magnificent Romsey Abbey, its charming streets lined with independent boutiques, cafés, restaurants and traditional pubs, alongside a range of everyday amenities including supermarkets, healthcare facilities and leisure services.

Romsey hosts a regular market and a variety of community events throughout the year, creating a vibrant and welcoming atmosphere. The town also benefits from excellent educational opportunities, with a selection of highly regarded primary and secondary schools, making it particularly appealing to families.

For commuters, Romsey railway station provides direct services to Southampton, Salisbury and beyond, while the nearby M27 and M3 motorway networks offer convenient road links to Winchester, Southampton, Portsmouth and London. Southampton Airport is also within easy reach.

The surrounding area offers an abundance of outdoor pursuits, with the picturesque Test Valley countryside, the world-renowned River Test, and the nearby New Forest National Park providing superb opportunities for walking, cycling, fishing and horse riding.





Additional Information

EPC: C Current: 71 Potential: 77

Council Tax Band: E

Local Authority: Test Valley

Tenure: Freehold

Services: All mains services connected

Drainage: Public

Heating: Gas central heating

Ultrafast broadband with available at the property (Ofcom)

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



Directions

From Romsey town centre, proceed north along the B3398 (Winchester Road) before taking the A3090. Continue along the A3090 and, at the roundabout, turn onto Campion Drive. Follow Campion Drive before turning into Comfrey Close, where the property will be found towards the end of the cul-de-sac.

The property enjoys a convenient position approximately 1.5 miles from Romsey town centre, providing easy access to a wide range of shopping and leisure amenities, Romsey railway station, and the nearby road networks including the M27 and M3.

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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