



**Connells**

Oatlands  
Romsey



## Property Description

Boasting approximately 1,506 sq.ft. of well-balanced accommodation, this well-presented detached family home is set within a highly regarded residential location on the outskirts of Romsey. The welcoming entrance hall leads to a comfortable sitting room with patio doors to the rear garden, a separate dining room and a dedicated study. The kitchen/breakfast room offers excellent day-to-day functionality and is supported by a separate utility room.

Upstairs, all four bedrooms benefit from built-in storage, with the principal bedroom featuring mirrored wardrobes and an en-suite. A modern family bathroom includes a large walk-in shower. Additional storage is provided via a boarded and lit loft.

Externally, there is an enclosed, low-maintenance rear garden, alongside driveway parking and an attached garage with power and lighting. Conveniently located for amenities, schools and transport links, with a high C EPC rating.

## Entrance Hall

.A welcoming space providing access to the principal accommodation, featuring a good-sized cloak cupboard and a separate understairs storage cupboard.

## Cloakroom

Fitted with WC and wash hand basin.

## Sitting Room

15' 11" x 11' 2" ( 4.85m x 3.40m )

A bright and comfortable main reception room with doors opening onto the rear garden.

## Dining Room

12' 3" x 8' 10" ( 3.73m x 2.69m )

A separate reception room, ideal for formal dining or entertaining.

## Study

10' 3" x 7' 1" ( 3.12m x 2.16m )

A versatile space, well suited for home working or additional reception use.

## Kitchen

14' 3" x 9' 5" ( 4.34m x 2.87m )

Fitted with a range of base and wall units with work surfaces over, offering a practical and functional layout.

## Utility Room

Providing additional storage and appliance space, with direct access to the rear garden.

## Stairs To First Floor

## Landing

Providing access to all first-floor

accommodation and a boarded and lit loft space.

### Principal Bedroom

11' 9" x 9' 11" ( 3.58m x 3.02m )

A well-proportioned double bedroom benefitting from substantial built-in mirrored wardrobes and an en-suite shower room. .

### En-Suite

Fitted with a shower, wash hand basin, WC, and integrated storage units and shelving.

### Bedroom Two

10' x 9' 11" ( 3.05m x 3.02m )

A comfortable double bedroom with built-in storage.

### Bedroom Three

9' 1" x 8' 8" ( 2.77m x 2.64m )

A further well-sized bedroom with built-in storage.

### Bedroom Four

14' 7" x 9' 1" ( 4.45m x 2.77m )

A versatile room, ideal as a bedroom, nursery or home office, with built-in storage.

### Family Bathroom

Fitted with a large walk-in shower, wash hand basin, storage units and WC.

### Garage

19' 9" x 9' 11" ( 6.02m x 3.02m )

Attached garage complete with power and lighting.

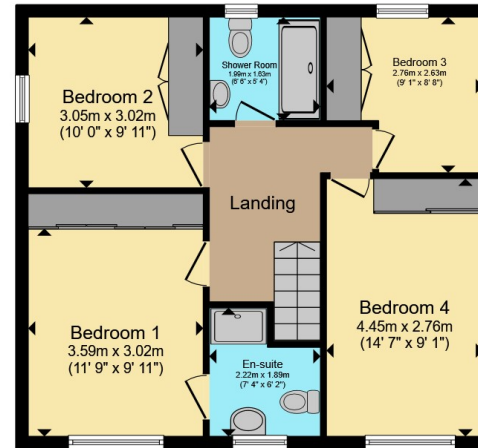








**Ground Floor**



**First Floor**

Total floor area 139.9 m<sup>2</sup> (1,506 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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