



Oaktrees, Sandy Lane, Romsey SO51 0PD



WONDERFUL DETACHED HOME

Oaktrees is a beautifully presented and extremely versatile detached property located on Sandy Lane on the outskirts of Romsey. Romsey is a delightful old market town which has retained much of its original character and provides an excellent range of amenities for everyday needs. Facilities include a wide range of individual shops, schools, leisure facilities, doctors and dentist surgeries and public transport by way of bus and rail services. The M27 can be accessed at Junction 3, about 3 ½ miles distance. In addition, the major centres of Salisbury, Southampton, Winchester and Portsmouth are within easy reach.

This four/five-bedroom detached family home has been occupied by the existing owners for the past 17 years. Over this time the property has been upgraded throughout, offering modern and contemporary accommodation. The entrance hallway leads through to the open plan kitchen/family room which has been upgraded within the past 12 months and benefits from a breakfast bar and a separate utility room. Double doors lead through to the most beautiful sunroom to the rear elevation with 6-berth bi-fold doors leading out to the garden, a truly stunning room. There is a generous sitting room with a feature log burner. A cloakroom completes the ground floor. Stairs lead to the first floor where there are four bedrooms and a family bathroom. The primary bedroom is of generous proportions with a beautiful en-suite, the fourth bedroom is currently being used as a walk-in wardrobe/dressing room.

As you approach Oaktrees, gates lead to the private driveway providing parking for multiple vehicles and leads to the detached double garage. One of the garages has been converted into a gym with the other being used for storage. The owners have recently added a room above the garage which is being used as an annex with a kitchenette and a shower room which could be rented out separately or used as ancillary accommodation. The garden has been landscaped with a beautiful patio area ideal for entertaining, with the remainder laid to lawn.



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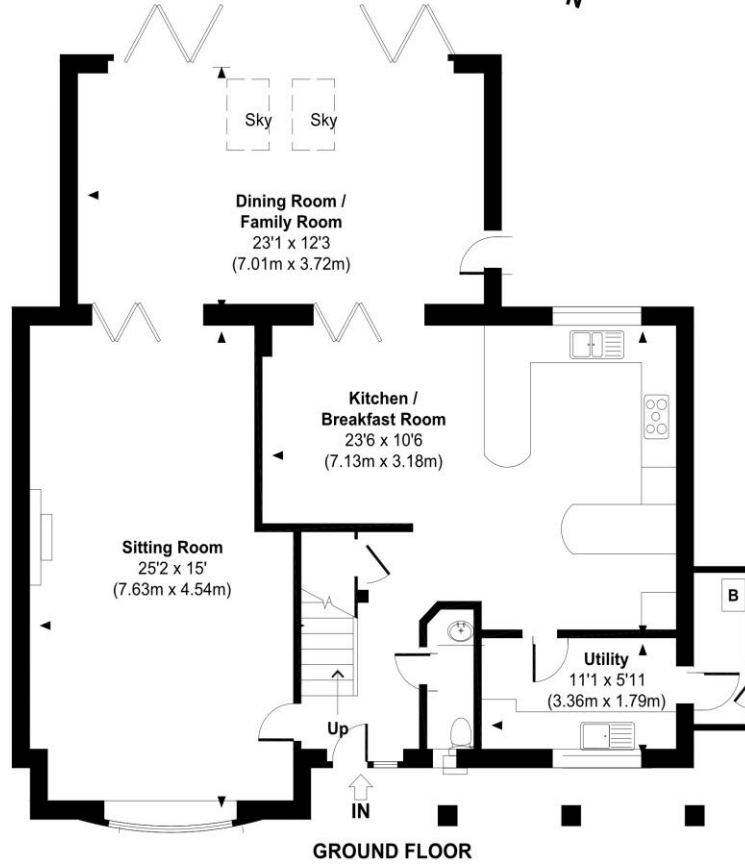
**Address: Oaktrees, Sandy Lane,
Romsey SO51 0PD**

**Council Tax band - 'E'
EPC Rating - 'E'**

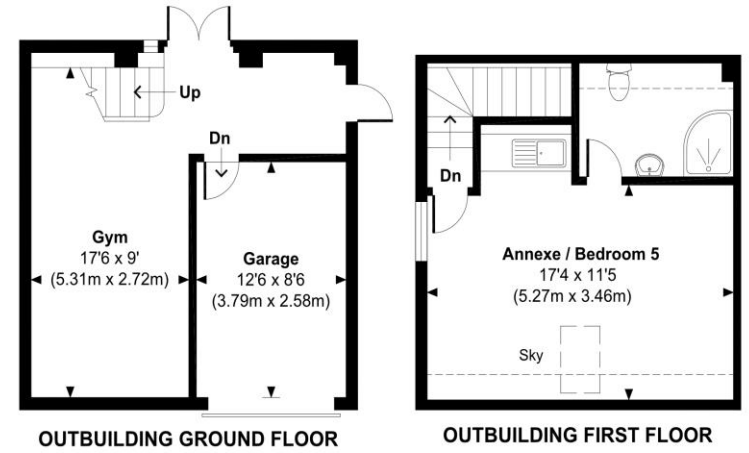


Oaktrees

Approximate Gross Internal Area
Main House = 2076 Sq Ft / 192.85 Sq M
Outbuilding = 634 Sq Ft / 58.88 Sq M
Total = 2710 Sq Ft / 251.73 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.

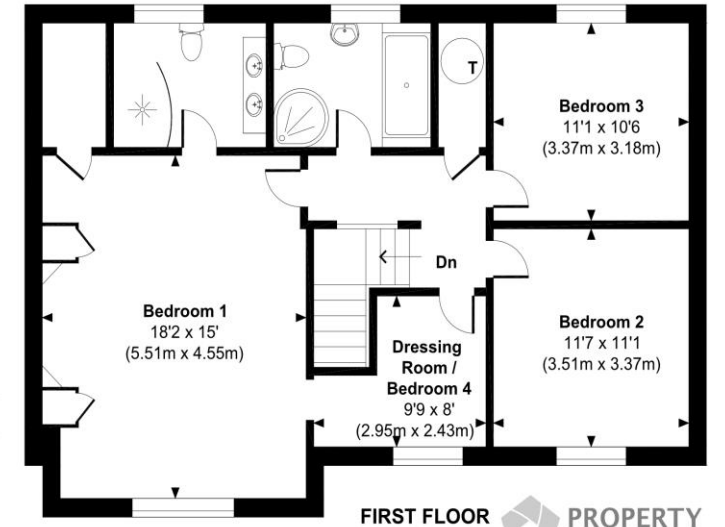


--- Indicates restricted room height less than 1.5m.



OUTBUILDING GROUND FLOOR

OUTBUILDING FIRST FLOOR



FIRST FLOOR PROPERTY FOCUS

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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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