



Yokesford House, Yokesford Hill, Romsey SO51 0PF





DETACHED HOUSE WITH ANNEXE AND EXTENSIVE GROUNDS

This well positioned detached home is located in the sought after Belbins area on the outskirts of Romsey and a short walk from Romsey town centre, perfectly situated for local amenities and offers a fantastic opportunity as a family home. Romsey retains its regular street market as well as a thriving town centre with shops, restaurants, public houses, leisure facilities and historical sites. The cathedral cities of Winchester and Salisbury are within easy commute along with the commercial centre of Southampton, with its international airport. In addition, there are good motorway and rail links to London and beyond.

There is plenty on offer with this impressive family home, not least of which is the land attached which amounts to circa. three acres. The property itself is generous in proportions and offers flexible accommodation for a family or for an extended family, due to its self-contained annexe. Downstairs offers plenty of accommodation with a total of six reception rooms. Additional ground floor space can be found in the annexe. The modern kitchen/dining room is fitted with a wide range of eye and base level units in a shaker style, the dining area of the kitchen is a delightful space, flooded with light and overlooking the gardens. The extensive accommodation downstairs currently offers a separate formal dining room, just across from the kitchen, large sitting room, snug, two study's, large utility room with access to the garden and a downstairs shower room with w.c. The abundance of rooms on offer can be adapted to suit. To the first floor are four bedrooms, serviced by a family bathroom. With its own entrance, the self-contained annexe consists of a reception area, kitchen, sitting room, a further room currently set up as a playroom, two bedrooms and a shower room.

The welcoming approach to the property is via a long driveway bordered with mature hedging, which leads to an open fronted garage with parking for three cars. The plot itself is impressive, approaching three acres, consisting of a large lawned area, edged with trees and shrubs and a patio area accessed from the kitchen, the perfect setting for outdoor entertaining. The extremely private and extensive grounds also offer several paddocks and two useful outbuildings.





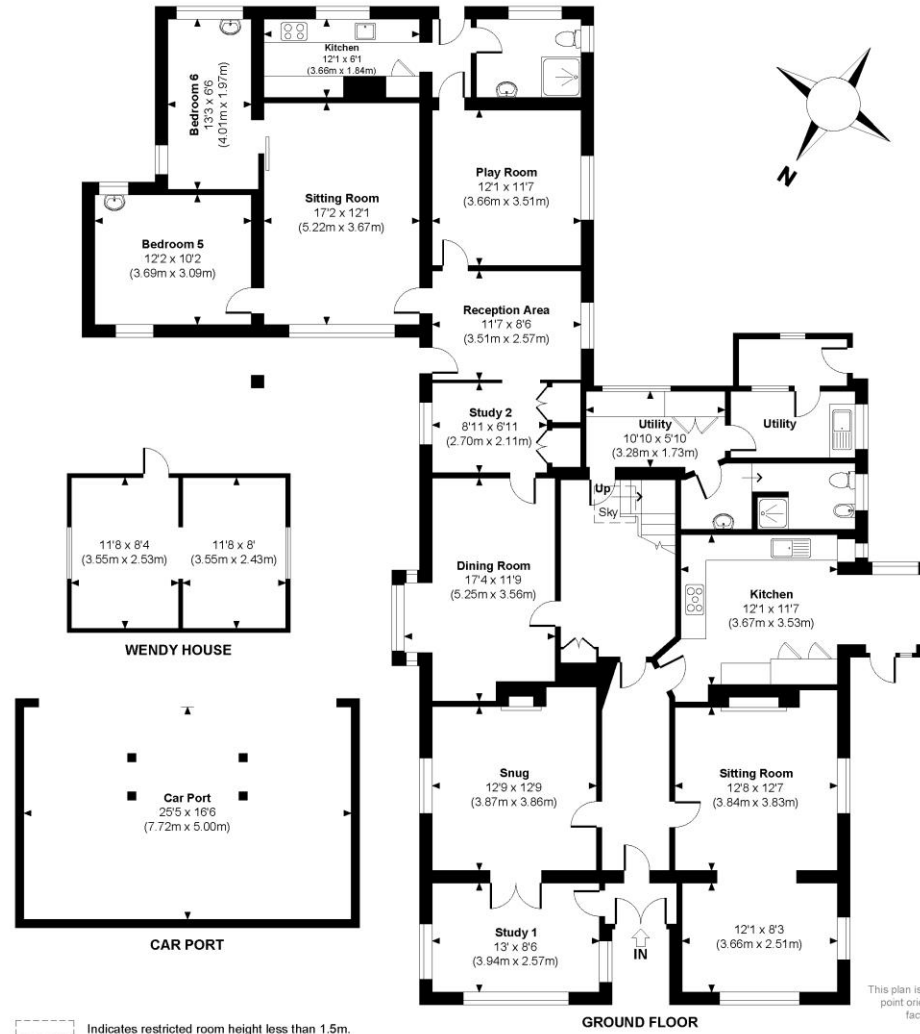




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Address – Yokesford House, Yokesford Hill, Romsey SO51 0PF

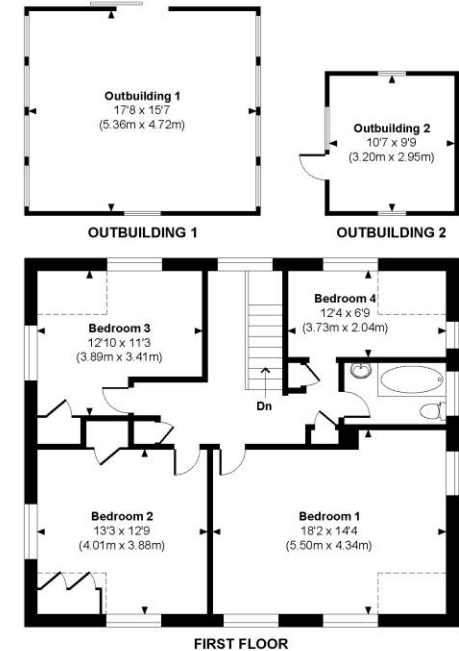
Council Tax Banding – G



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

Yokesford House

Approximate Gross Internal Area
Main House = 3237 Sq Ft / 300.69 Sq M
Car Port = 415 Sq Ft / 38.60 Sq M
Wendy House = 193 Sq Ft / 17.96 Sq M
Outbuilding 1 = 272 Sq Ft / 25.30 Sq M
Outbuilding 2 = 102 Sq Ft / 9.44 Sq M
Total = 4219 Sq Ft / 391.99 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



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