



Abbey Water, Romsey, Hampshire SO51 8EJ

Winkworth



## SUPERB PERIOD PROPERTY IN EXCELLENT LOCATION

This stunning two-bedroom period property is ideally situated in a highly sought-after location, just a short walk from the vibrant heart of Romsey Town. The property offers easy access to a wide variety of local amenities, including independent shops, schools, leisure facilities, and both doctors' and dentist surgeries. Public transportation options, including bus and rail services, are conveniently close by. For those needing to travel further afield, the M27 is easily reachable at junction 3, approximately 3½ miles away, with major cities such as Salisbury, Southampton, Winchester, and Portsmouth all within easy driving distance.

This beautifully presented two-bedroom detached period cottage with parking, is set in a tranquil location just off the heart of Romsey Town. Accessed through an arch of the Abbey, this charming property is ideally positioned to enjoy the town's amenities while offering a serene and peaceful atmosphere. The property has been meticulously upgraded to the highest standards by its current owners, blending period features with modern comfort. The property offers a calm, inviting atmosphere, designed to maximize space and light. It overlooks a scenic stream and the United Reformed Church, further enhancing its peaceful setting. The characterful kitchen features shaker-style cupboards, marble worktops, and an electric Aga, with ample space for dining. The spacious sitting room, which includes a feature fireplace, overlooks a delightful easterly-facing courtyard garden, which is walled for privacy and behind secure gates. Both bedrooms are beautifully designed with reclaimed floorboards and each boasts a luxury ensuite bathroom. One ensuite includes a stunning roll-top bath and a traditional high cistern WC, while the other features a period high cistern WC, traditional heated towel rail, and a shower.

The current owners have obtained planning permission to extend the sitting room with a garden room. Further details on this planning permission can be found on the Test Valley planning portal under planning reference 22/01580/FULLS.

The garden is low maintenance and offers privacy, making it an ideal area for relaxation. It also boasts a patio area, perfect for enjoying al fresco dining and outdoor entertaining.

- Tenure: Freehold
- All mains utilities
- Ultrafast broadband available
- Council tax band 'E' Test Valley Borough Council

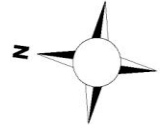
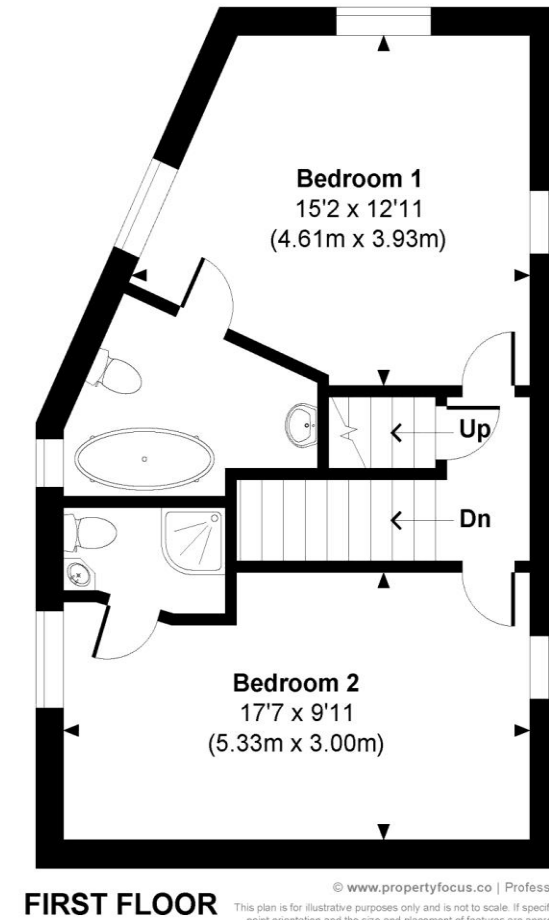
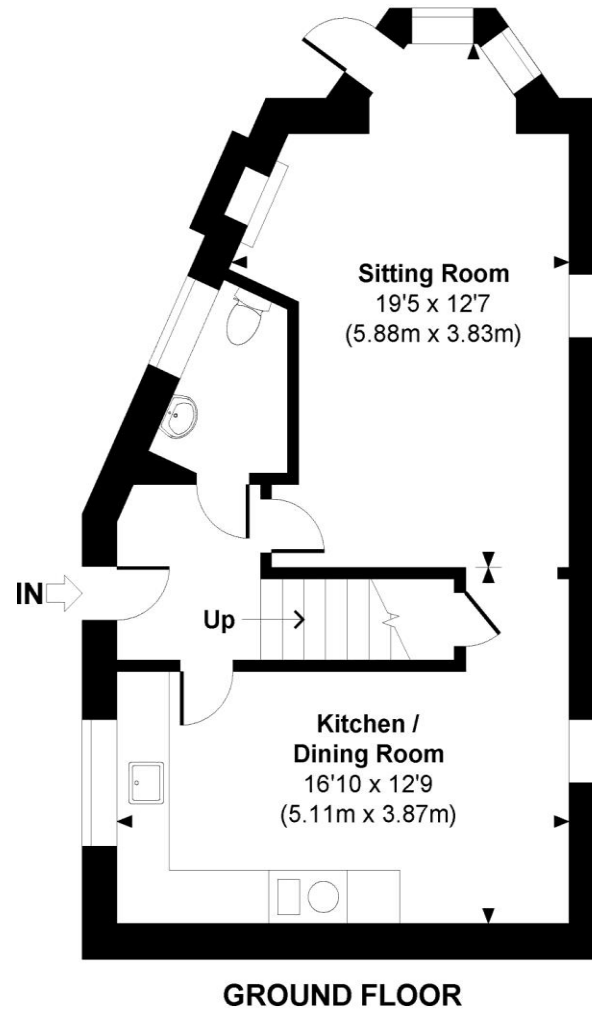


# Winkworth

**Address: Abbey Water, Romsey, SO51 8EJ**  
**Tenure: Freehold**  
**Council tax band: 'E' 'TVBC'**



**Abbey Water**  
Approximate Gross Internal Area  
Total = 941 Sq Ft / 87.43 Sq M



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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.

[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

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# Winkworth

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