
HUNTERS®
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Nightingale Woods, Upton Crescent, SO16

Guide Price £725,000

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HERE TO GET *you* THERE

An impressive four-bedroom detached family home enjoying a truly privileged position, backing directly onto the historic Broadlands Estate and open farmland, with the garden gate opening directly onto a peaceful woodland path.

Hunters are delighted to present this exceptional and unique family home, offering approximately 1,913 sq. ft. (177.7 sq. m.) of generously proportioned and versatile accommodation, combining spacious family living with a beautiful countryside setting.

The current owners have made significant investments in the property, including new carpets, an EV charge point, external plug sockets, modernised bathrooms, a new wood-burning stove, new Rangemaster oven and replacement windows and glazing, together with new patio doors on both the ground and first floors. The removal of nearby electricity pylons has further enhanced the property's outlook, sense of openness and tranquillity.

The ground floor comprises a welcoming entrance hallway, downstairs cloakroom, an impressive main living room with double doors opening onto the garden, and a second reception room offering flexibility as a dining room, family room or home office.

The substantial kitchen, measuring approximately 22'5" x 11'7", provides a wonderful space for cooking, dining and entertaining, with direct access to the terrace. A generous separate utility room and adjoining garage storage area complete the ground-floor accommodation.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with en-suite bathroom, together with a separate family bathroom.

Outside, the delightful, established garden is undoubtedly a highlight, enjoying an exceptional backdrop of the Broadlands Estate, hedgerows and fields; providing a wonderful setting for outdoor entertaining, alfresco dining, star-gazing or simply enjoying the peaceful surroundings.

Combining space, versatility and countryside living, with excellent local amenities, motorway links and Romsey school catchment.



KEY FEATURES

- Impressive four-bedroom detached family home with two reception rooms
- Exceptional position backing directly onto open farmland
- Approximately 1,913 sq. ft. (177.7 sq. m.) of versatile accommodation
- Underfloor heating, ground-floor and first-floor
- Impressive 22'5" kitchen with direct access to the terrace
- Principal bedroom with en-suite and separate family bathroom
- Picturesque surroundings of Romsey Golf Course and historic Broadlands Estate
- Car parking spaces for at least three cars and Zappi EV charger
- Established garden with shed and log-store
- Viewing highly recommended.










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Ground Floor



Floor 1

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Approximate total area(1)

177.7 m²

1913 ft²

Reduced headroom

0.7 m²

8 ft²

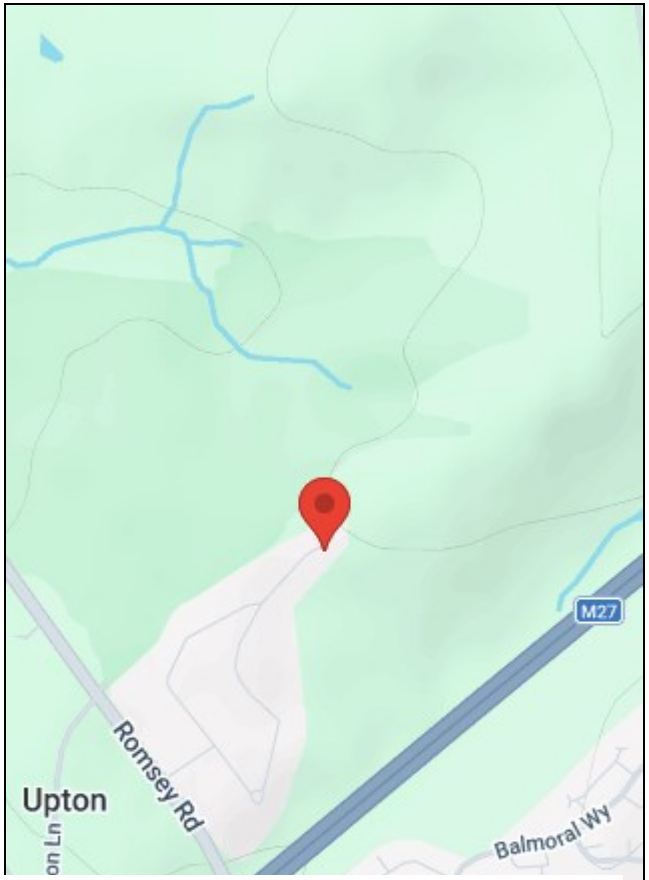
(1) Excluding balconies and terraces

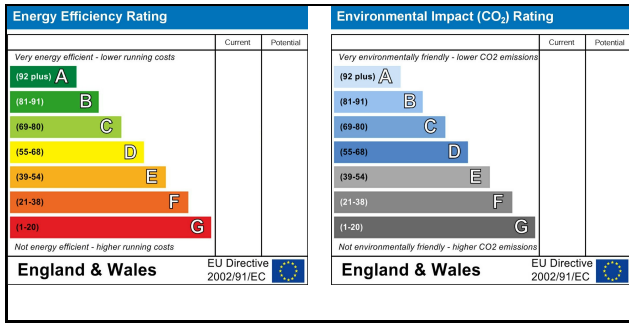
Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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38 Bedford Place, Southampton, Hampshire, SO15 2DG I 02380 987 720
southampton@hunters.com I www.hunters.com

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