



The Drove, Lower Common Road, West Wellow, Romsey, Hampshire, SO5 1 6BT



ACCOMMODATION

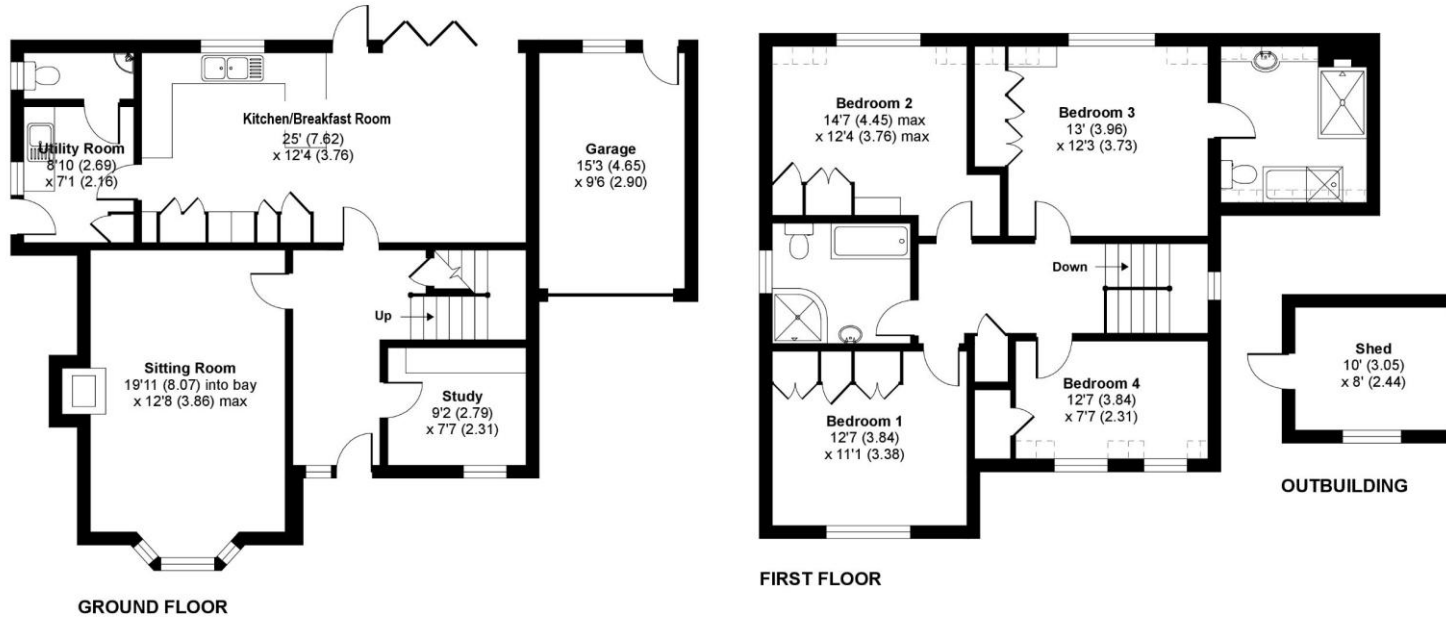
This exceptional home is situated at the end of a peaceful cul-de-sac, offering breathtaking rear views and an outstanding contemporary living space. Designed with modern family life in mind, the property boasts a high-quality specification throughout, exemplified by solid oak doors with elegant glazed panels that lead into the exquisite kitchen breakfast room. The kitchen is a stunning blend of contemporary high-gloss and wood-effect cabinetry, featuring premium Neff stainless steel appliances and a thoughtfully designed layout, including a floor-to-ceiling wine rack. Expansive polished granite work surfaces, including a stylish breakfast bar, enhance the space. The generous open-plan area is flooded with natural light from sleek grey aluminium bi-fold doors, seamlessly connecting the indoors to the beautifully maintained rear garden, making it an ideal setting for entertaining. The elegantly decorated lounge is a cozy retreat, featuring a bay window and a modern inset fireplace, complemented by an inset wood-burning stove with a log store beneath. The impressive principal bedroom suite enjoys a large picture window framing picturesque countryside views, along with fitted wardrobes and a luxurious en-suite shower room complete with a spacious walk-in shower. Three further double bedrooms are served by a stylish family bathroom. Outside, the gravel driveway offers ample parking for multiple vehicles, leading to a single garage. The charming gardens, predominantly laid to lawn and enclosed by a classic post-and-rail fence, take full advantage of the stunning rural backdrop, providing a serene and private outdoor space.

Approximate Area = 1761 sq ft / 163.6 sq m
 Limited Use Area(s) = 218 sq ft / 20.3 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 2204 sq ft / 204.7 sq m

For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		87
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2021. Produced for Charters Estate Agents Limited. REF: 767631



SITUATION

As one of the larger villages in the Test Valley, Wellow has it all; a wealth of traditional amenities, excellent recreational facilities, a vibrant village hall and highly regarded schooling. Straddling the River Blackwater, the villages of East and West Wellow lie between two major roads, the A27 to the North and the A36 to the south where it connects to the New Forest at Canada Common. This facilitates excellent commuting but also easy access to the beautiful Forest countryside for dog walking, cycling and riding.



SPECIFICATION

- Contemporary home with views across open countryside
- Designed and constructed to a high specification
- Four double bedrooms offering pleasant views
- Exquisite modern bathroom suites and fittings
- Stylish kitchen breakfast room with host of built in appliances
- Conveniently located within exclusive private road
- Garage and parking for several cars
- Charming features including wood burning stove
- Impressive principal suite with large picture window
- Oak flooring and bespoke oak doors

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band

GUIDE PRICE £850,000

TENURE

Freehold