



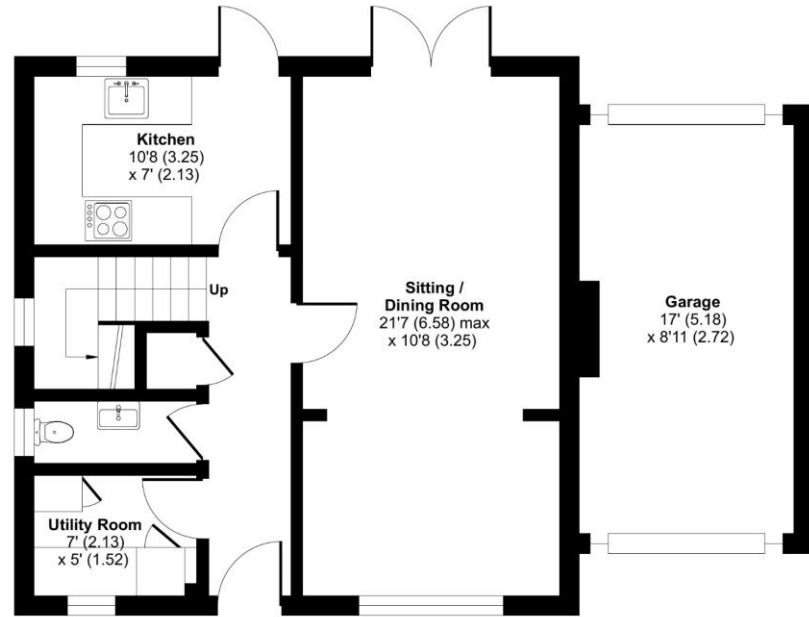


ACCOMMODATION

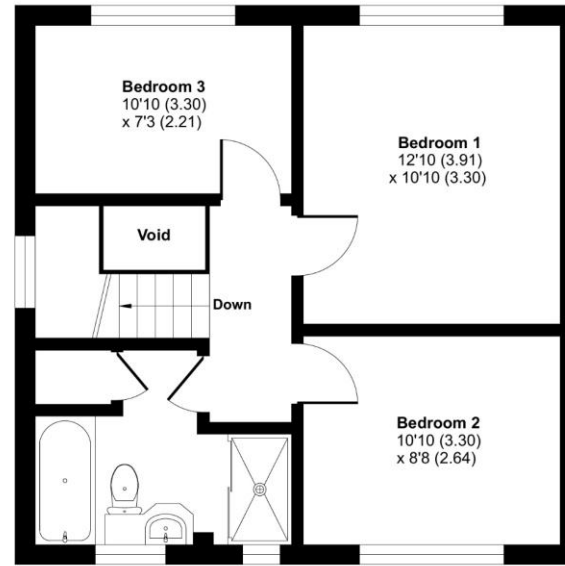
Offered with no forward chain is this impressive three double-bedroomed detached family home within a mature sylvan setting on a popular residential road in the well-regarded village of East Wellow. This property offers substantial accommodation with well-proportioned rooms enjoying a beautiful private south-facing garden enclosed by established hedgerow and trees offering a high degree of privacy. Presented to a high standard, the property features a contemporary kitchen, a utility room and downstairs cloakroom. The 21ft sitting/dining room, centred round a feature fireplace, has French doors opening out onto the garden patio, ideal for entertaining family and friends in the summer months. The original chimney is still in situ should the new owners wish to have an open fire or wood burner. Stairs lead up to the three bedrooms, served by the modern family bathroom. To the front of the property is an attractive well-kept garden, integral garage and driveway parking. The property is within walking distance of excellent local primary schooling and remains within catchment for the highly regarded Mountbatten School with nearby bus stop. This charming house also benefits from cavity wall insulation.

Approximate Area = 1094 sq ft / 102 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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
		84
	71	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2022. Produced for Charters Estate Agents Limited. REF: 889730



SITUATION

Wellow is set on the edge of the New Forest, with a history dating back to the time of King Alfred. Within the village is a range of small shops, a Post Office, village hall, recreation ground, primary school and the 13th century St Margaret's church, which is the burial site of Florence Nightingale. The market town of Romsey, approximately 5.4 miles away, has a wonderful traditional feel and a range of shops and amenities, whilst Winchester, Salisbury and Southampton have a wider selection of boutiques, contemporary bars and restaurants.



SPECIFICATION

- Detached property
- Three double bedrooms
- Sought-after location
- Beautiful south-facing mature gardens
- Contemporary kitchen
- Utility room
- Downstairs cloakroom

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: D

ASKING PRICE

£525,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms' employment has the authority to make or give any representation or warranty in respect of the property.