



Woodington Road, East Wellow, Romsey, Hampshire, SO51 6DQ





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Woodington Farmhouse offers an idyllic retreat for those seeking a quintessential countryside lifestyle.



- Stunning detached farmhouse set on 6.85 acres
- Large kitchen with breakfast bar
- Septate utility room
- Sitting room and separate snug/dining room
- Four bedrooms
- En-suite shower room to the principal bedroom
- Downstairs cloakroom and upstairs family bathroom
- Outbuildings including wood shed and arctic cabin with fire pit
- Ample driveway parking and double garage
- Country location within 3 miles of Romsey

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ACCOMMODATION

Nestled within its own private farmland grounds spanning approximately 7 acres, this property exudes peace and tranquillity. The exterior charm of a traditional cottage seamlessly blends with modern comforts, making it a perfect haven for relaxation. As you approach along the extensive gravel driveway, the timeless elegance of the residence, dating back to the turn of the century, greets you. The property boasts ample parking space, ensuring convenience and practicality. The existing outbuildings, totalling approximately 439 square feet, include a spacious double garage, store, and field barn, providing versatile spaces for storage or potential conversion.

Inside the cottage, meticulous attention to detail is evident following a stunning program of improvement by the current owners. Period charm harmonizes with tasteful modern cottage-style fittings, creating a warm and inviting atmosphere. While the property is already in good order, there is further potential for enhancement and extension, subject to planning permission. Woodington Farmhouse caters to various potential buyers, particularly those seeking seclusion and spacious outbuildings. Equestrian enthusiasts or those with a passion for smallholding will appreciate the expansive grounds, offering ample space for horses or other livestock. A not often seen feature of this property is the brick-built well bore in the garden, with an accessible water source. The gardens are meticulously landscaped, featuring an array of attractive planting and an arctic cabin with an open fire pit, perfect for outdoor gatherings and enjoying the serene surroundings.



SITUATION

East Wellow enjoys a rural feel benefitting from stunning open countryside and farmland whilst offering ideal commuter links, within easy reach of the M27 and A36 road networks. There is excellent local schooling for all ages both in the state and private sector with a wealth of recreational facilities.

Wellow is well served with traditional village amenities including a convenience store, choice of butchers, pharmacy and public house. The market town of Romsey is also within a short distance providing a more extensive range of amenities. The nearby glorious New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





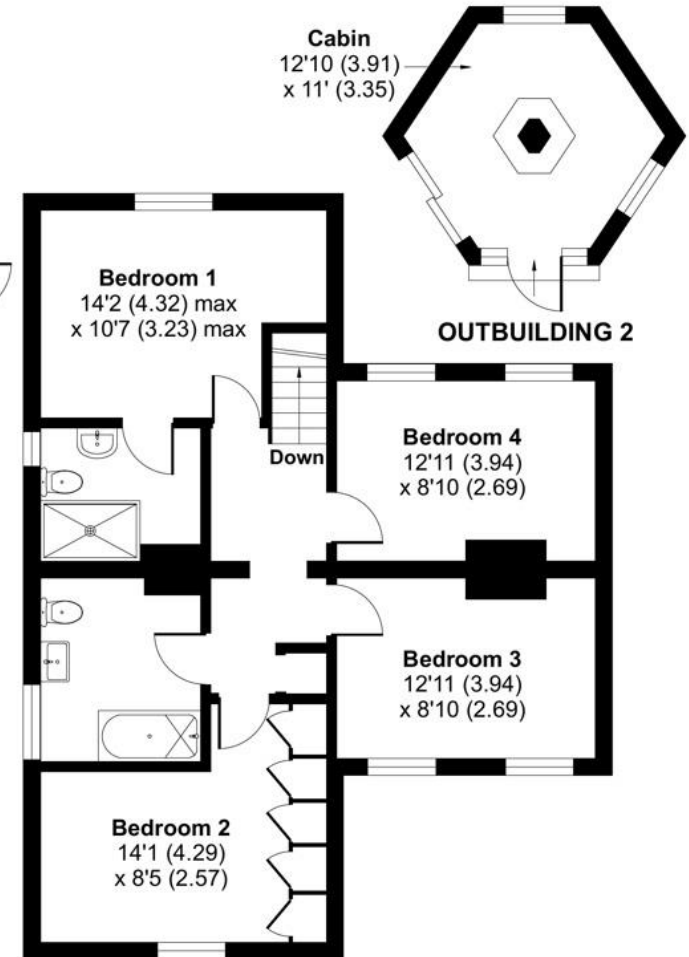
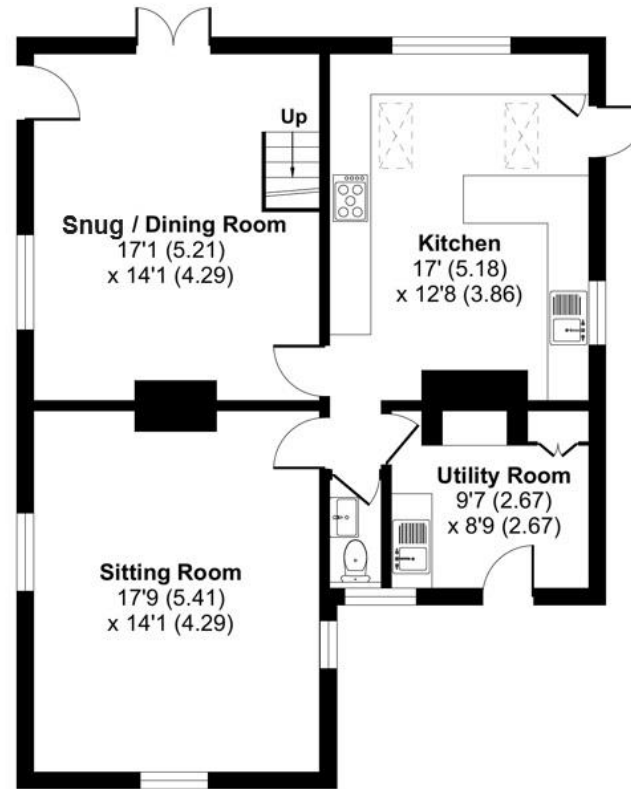
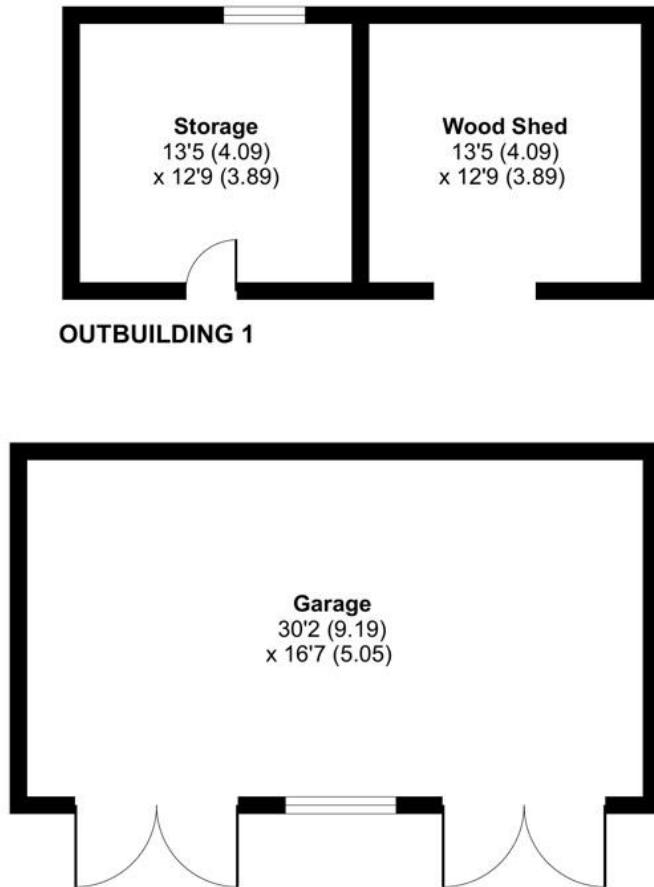
Approximate Area = 1581 sq ft / 146.8 sq m

Garage = 498 sq ft / 46.2 sq m

Outbuildings = 439 sq ft / 40.7 sq m

Total = 2518 sq ft / 234 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1096659





LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: E

GUIDE PRICE

£1,600,000

TENURE

Freehold

AGENT NOTES

Private drainage, awaiting Environmental Agency
Compliance Certificate.
Oil-fired central heating