



Plot 13, Home Farm, Embley Lane, East Wellow, Romsey, SO5 1 6DN

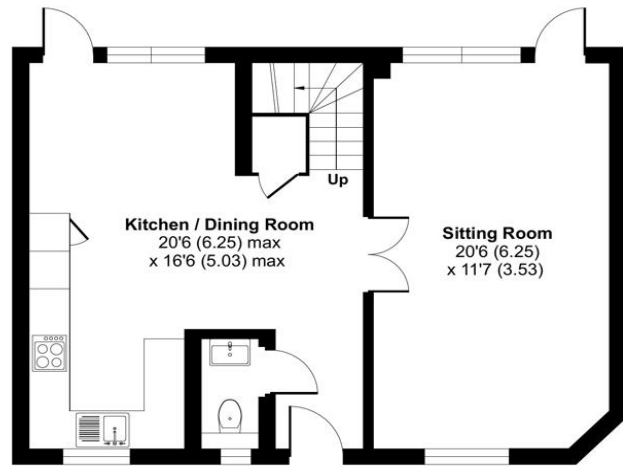
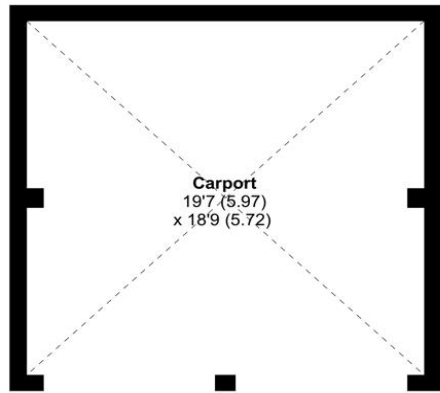


ACCOMMODATION

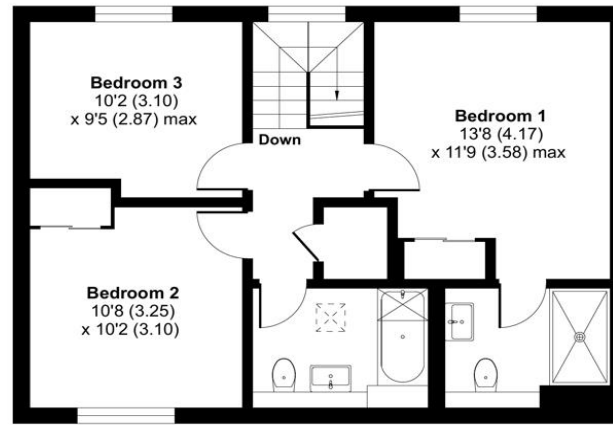
Plot 13 is a charming three-bedroom end terrace home, entered via a generous entrance hallway which offers access to the well-proportioned living accommodation. The kitchen/breakfast room is fitted with a stunning range of wall and base units with complementing work surfaces and benefits from bi-folding doors to the garden, an excellent range of fitted appliances and an adjoining utility. The 21' sitting room offers a fantastic space for quieter times, again with bi-folding doors, and a cloakroom completed the ground floor. Upstairs there are four double bedrooms, the principal bedroom features a stylish en-suite shower room and a luxury family bathroom serves the remaining bedrooms. Externally, the pleasant rear garden is mainly laid to lawn with a patio terrace, ideal for al fresco dining in the summer months. The property is further complemented by a car barn and a private parking space. Home Farm itself is a traditional new development of seven sensitively converted and renovated properties and sixteen new builds, ranging from two-bedroom apartments to four-bedroom detached houses, set in a delightful location on the outskirts of Embley Park. This impressive development is built by Hartly Homes and located in the sought-after village of East Wellow, which is conveniently located just five miles from the market town of Romsey and not far from The New Forest National Park, which offers over 140 miles of tracks and footpaths. You'll find plenty of long-distance routes, short walks and easy to follow signed routes, adventuring through ancient woodlands, quaint pretty villages and across open moorland.

Approximate Area = 1178 sq ft / 109.4 sq m (excludes carport)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecon 2024. Produced for Charters Estate Agents Limited. REF: 1076739



SITUATION

The village of East Wellow enjoys a strong community spirit and excellent access to Salisbury and the M27 via the nearby A36. It hosts a variety of amenities including a pharmacy, butchers, newsagent and public house. It is also well provided for in sporting facilities with a local tennis club, golf course and cricket ground, whilst enjoying the close proximity of the historic New Forest, highly regarded schooling both state and private are nearby with excellent commuter links by road and rail with airports at Southampton and Bournemouth.



SPECIFICATION

- State of the art energy saving air source heating
- Underfloor heating to ground floor, radiators to first
- TV aerial points to all bedrooms & receptions
- Properties pre-wired for Sky Q
- Generous number of power points throughout
- Luxurious kitchen from specialist kitchen supplier
- Full suite of quality kitchen appliances including: electric fan oven, fridge/freezer, dishwasher, induction hob, cooker hood
- Bathrooms with Porcelanosa tiling
- Quality white sanitary ware
- Ceramic tiled floor to kitchens and bathrooms
- Contemporary staircase - painted spindles & ash handrail
- White satin architraves & skirting
- Generous patio areas to rear of each property
- Fenced enclosed rear garden
- Outside water tap & external power socket
- Fitted burglar alarm system
- Smoke alarms hard-wired with battery back up
- Outside courtesy lighting adjacent to all external doors

LOCAL AUTHORITY

Test Valley Borough Council

GUIDE PRICE

Asking Price £550,000

TENURE

Freehold