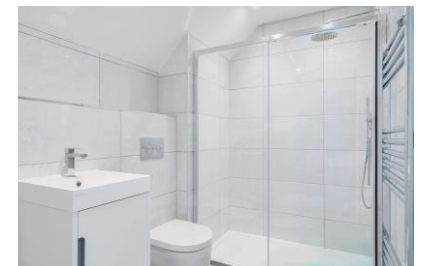




Embley Lane, East Wellow, Romsey, SO51 6DN

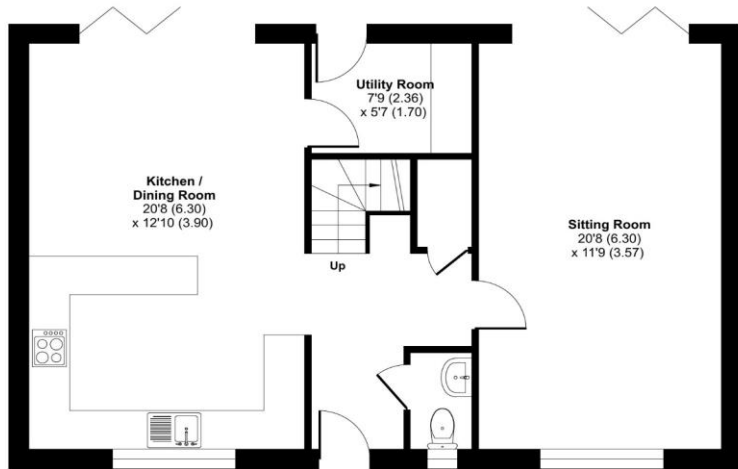


ACCOMMODATION

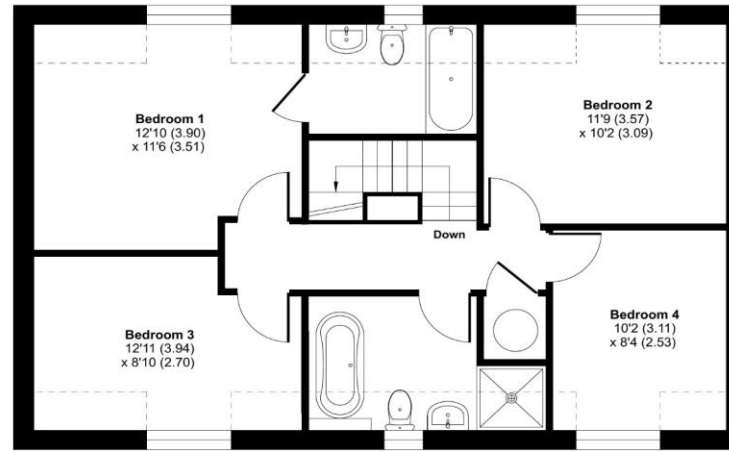
Plot 11 is a charming four-bedroom end terrace home, entered via a generous entrance hallway which offers access to the well-proportioned living accommodation. The kitchen/breakfast room is fitted with a stunning range of wall and base units with complementing work surfaces and benefits from bi-folding doors to the garden, an excellent range of fitted appliances and an adjoining utility. The 20' 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 with four-piece suite services 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.

Approximate Area = 1280 sq ft / 119 sq m
Limited Use Area(s) = 100 sq ft / 9 sq m
Total = 1380 sq ft / 128 sq m
For identification only - Not to scale

Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 892429



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

LOCAL AUTHORITY

Test Valley Borough Council

GUIDE PRICE

Asking Price £635,000

TENURE

Freehold