







Romsey Road, West Wellow, Romsey, Hampshire, SO51 6ED

a contemporary marvel, designed for modern living.



- Quiet village location
- Generous gardens
- Beautifully styled open plan living room
- Double garage and generous parking
- Porcelanosa tiling and Villeroy and Bosch sanitary ware
- Solar panels
- Sophisticated grey water system
- Under floor heating to ground and first floors with concrete flooring and Karndean oak covering
- Hand crafted stone fire places and stone window sills
- Fully integrated and sophisticated Elan home media system
- Exterior sensor lighting

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ACCOMMODATION

Scutari is a contemporary marvel, designed for modern living. Its open-plan ground floor, bathed in natural light from extensive patio doors, seamlessly connects to a spacious sandstone sun terrace. Crafted by a renowned local builder, this home boasts luxury, cutting-edge technology, and energy efficiency. An attractive security door opens into the spacious hallway with Karndean flooring and bespoke oak doors leading to all the reception rooms and the downstairs cloakroom. This impressive home captures the essence of contemporary living with an open plan ground floor area, beautifully bright from twin and triple sliding patio doors, partitioned to provide dining, snug and lounge areas incorporating a feature stone fireplace with inset woodburning stove. The kitchen area is also open plan with an elegant white granite centre island providing a sink, storage and breakfast bar venue. The kitchen is also equipped with impressive eye and base level units, feature display lighting and fully integrated Bosch appliances including, induction hob, double oven, fridge, freezer and cooker hood. The extensive kitchen is supplemented by a utility room with further storage and hosting the sophisticated grey water system. The ground floor is completed by a sizeable study incorporating 'sliderobe' storage and bespoke luxury desk. The landing provides access to four well-proportioned rooms in addition to the airing cupboard. The master suite hosts triple wardrobes and a stunning en suite bathroom incorporating a wet room style shower and delightful contrasting tiling, whilst the guest suite offers an equally impressive wet room en suite both with Porcelanosa tiling, Villeroy and Boch sanitary ware and touch light mirrors. Two further bedrooms, one with bespoke 'sliderobe' wardrobes, are served by the family bathroom which is simply stunning, once again comprising a four-piece designer suite. The rear garden is enclosed and screened by mature hedgerows, predominantly laid to lawn with an impressive sandstone patio and a decking area. Nestled on a generous plot, the residence enjoys privacy at the end of a private gravel drive while being conveniently close to village amenities. Scutari is a testament to excellence, a perfect blend of modern charm and lavish comfort.



SITUATION

West 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.

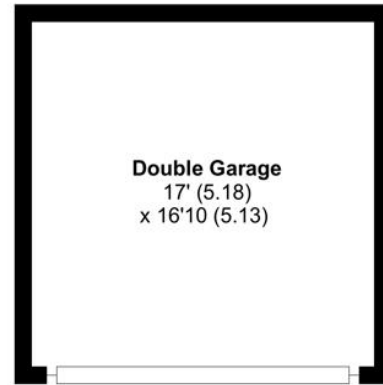




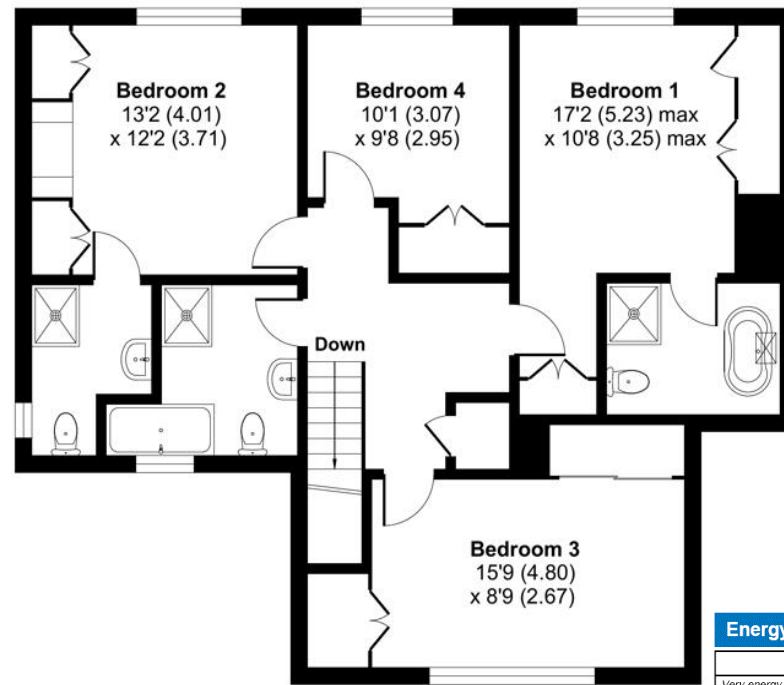


Approximate Area = 2068 sq ft / 192.1 sq m
 Garage = 286 sq ft / 26.5 sq m
 Total = 2354 sq ft / 218.6 sq m

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 2023. Produced for Charters Estate Agents Limited. REF: 1048195



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



LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: G

GUIDE PRICE

Asking Price £1,000,000

TENURE

Freehold