



Embley Lane, East Wellow, Romsey, Hampshire, SO51 6DN





Beech Wood, Embley Lane, East Wellow, Romsey, Hampshire, SO5 1 6DN

This property is a captivating contemporary home, crafted from green oak and nestled within enchanting woodland gardens spanning almost an acre, in the charming village of East Wellow.



- Four-bedroom green oak construction built 2009
 - Eco air source heat pump installed 2023
- Vaulted ceiling sitting room with floor to ceiling glazing
 - Dining room • Contemporary kitchen
- Woodland Garden spanning nearly an acre
- Detached L-shaped three bay garage • Excellent local schooling

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ACCOMMODATION

Built in 2009, this home boasts a sophisticated design with an emphasis on open-plan living flooded with natural light and adorned with impressive features. Noteworthy for its eco-conscious design, the house incorporates energy-efficient technologies such as a newly installed air source heat pump for hot water and underfloor heating, as well as modern insulation. Upon entry, one is greeted by a sense of elegance and spaciousness, with seamless transitions between the living spaces and the lush outdoors. The heart of the home is a magnificent vaulted sitting room featuring engineered oak flooring and a striking exposed open fireplace. The kitchen, showcases sleek eye and base level units alongside integrated appliances. Bi-folding doors seamlessly merge the interior with the captivating woodland gardens, creating an ideal setting for indoor-outdoor entertaining. The indulgent principal suite, boasting vaulted ceilings and ample fitted wardrobes, includes a luxurious adjoining ensuite. Three additional double bedrooms, one of which features a charming balcony, are serviced by a well-appointed family bathroom. Outside, the gardens are a sanctuary of natural beauty, teeming with wildlife and flourishing greenery. A sprawling gravel driveway offers parking for multiple vehicles, along with space for a fire pit and a large caged kitchen garden. Completing the outdoor amenities is an Alitex Victorian-style greenhouse. To the rear of the property, a brick-built L-shaped three-bay garage block includes a versatile hobby room above, providing ample space for storage or creative pursuits. This exceptional residence seamlessly blends contemporary luxury with the tranquillity of its sylvan surroundings, offering an idyllic retreat for discerning homeowners. Disclaimer: Private drainage



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.



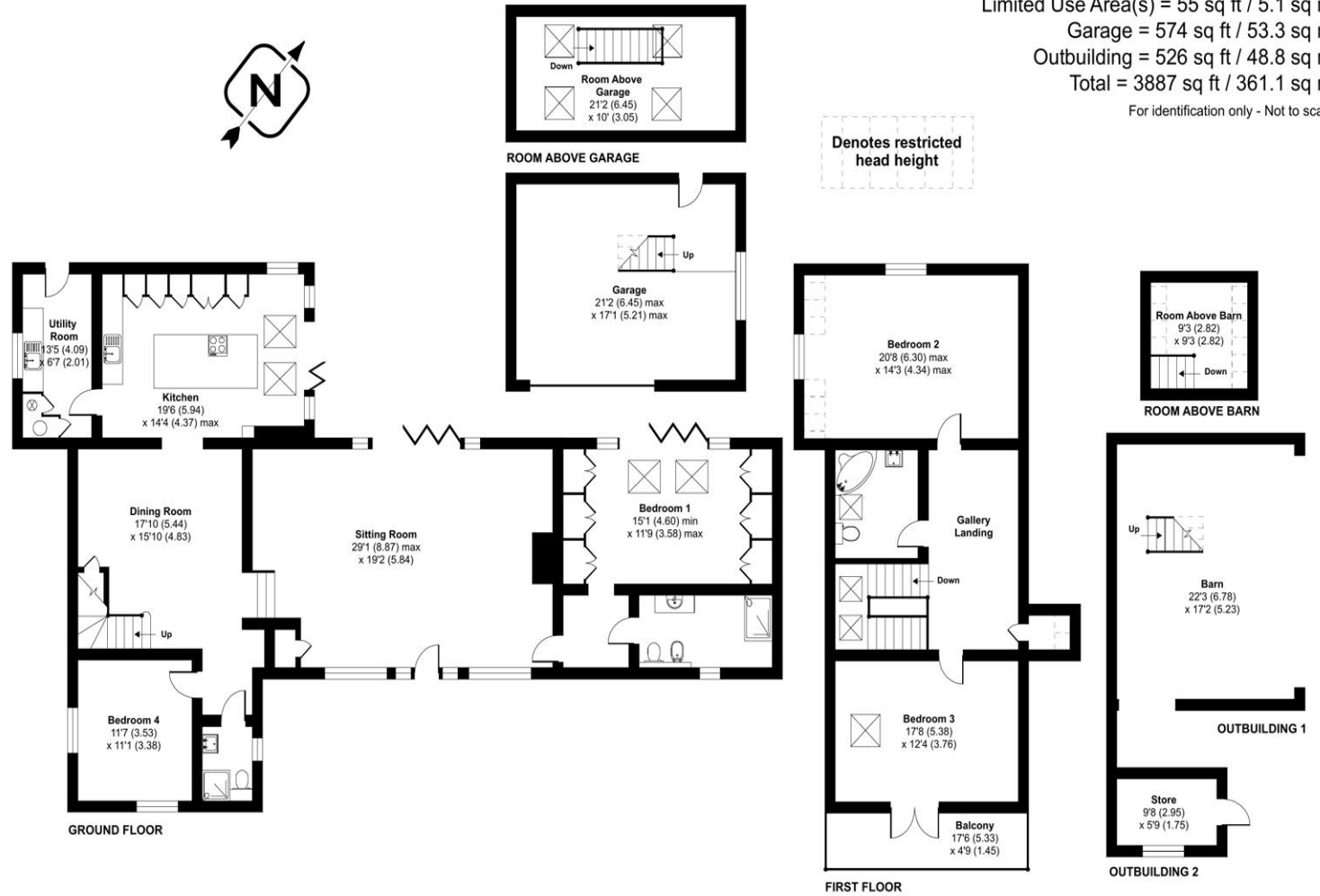


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Approximate Area = 2732 sq ft / 253.8 sq m
 Limited Use Area(s) = 55 sq ft / 5.1 sq m
 Garage = 574 sq ft / 53.3 sq m
 Outbuilding = 526 sq ft / 48.8 sq m
 Total = 3887 sq ft / 361.1 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|checon 2024. Produced for Charters Estate Agents Limited. REF: 1097040





LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band G

GUIDE PRICE

Asking Price £1,400,000

TENURE

Freehold