





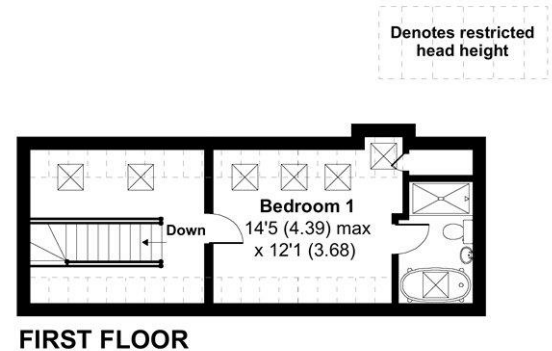
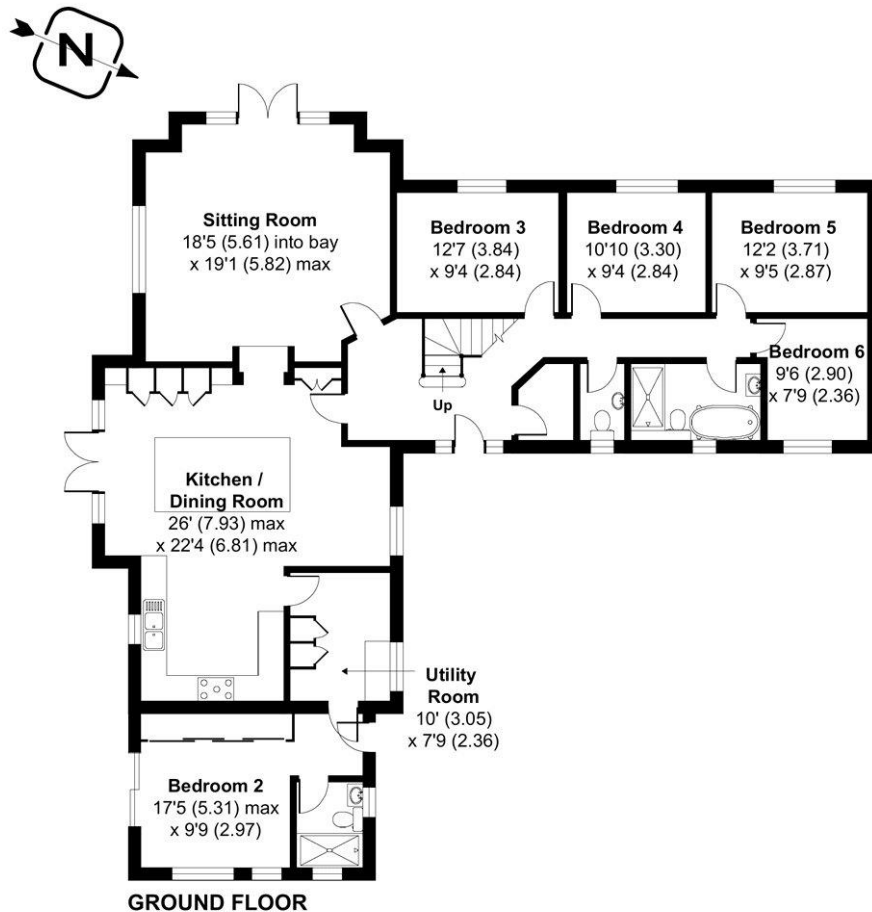
SPECIFICATION

- Six bedroom family home
- Two paddocks and two stables included in the rent
- Highly desirable rural area with excellent transport links
- Close to Romsey The New Forest National Park
- Modern built timber gym and music studio
- Available from mid-December 2024

ACCOMMODATION

The property is well-proportioned throughout and has recently benefitted from a contemporary high-quality kitchen and bathrooms. The home further benefits from a useful EV charging point. A UPVC door opens to the entrance hall which features fully tiled flooring with an oak staircase, doors and a useful cloaks cupboard. The kitchen/breakfast room is of excellent dimensions enjoying much natural light via double doors to the garden. The kitchen is principally equipped in a range of sleek units with copper furniture. There are high-quality integrated appliances, including an induction hob with extractor over, double oven, two dishwashers, an integrated coffee machine and wine fridge, complemented by a 10-12 seat large granite table top. The feature focal point is the dual view woodburning stove inset into a brick and stone surround with oak mantle. The dual aspect sitting room features high ceilings and brick walls, complemented by the large double doors and side panels overlooking the west facing garden and paddocks beyond.

Approximate Area = 2144 sq ft / 199.1 sq m
 Limited Use Area(s) = 122 sq ft / 11.3 sq m
 Total = 2266 sq ft / 210.5 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 975535

SITUATION

West Wellow offers ideal commuter links, enjoying a rural feel yet within easy reach of the M27 and A36 road networks and also benefits from stunning open countryside and farmland. There is excellent local schooling for all ages both in the state and private sector with a wealth of recreational facilities in the village of West Wellow. Wellow is well served with traditional village amenities including a post office, 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. Excellent local schooling for children of all ages is available and the beautiful New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.

LOCAL AUTHORITY

Test Valley Borough Council
 Council Tax Band E
 Minimum Term 12 Months

£3,750 PER MONTH

Security Deposit: £4,326.92 (based on advertised rental price)
 Holding Deposit: £865.38 (based on advertised rental price)



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2023-2024