



Whinwhistle Road

East Wellow, Romsey, SO51 6BN

S P E N C E R S
ROMSEY





WHINWHISTLE ROAD EAST WELLOW • ROMSEY

A modern, three bedroom detached bungalow presented to an extremely high standard in a private and mature plot approaching one third of an acre.

£630,000

Accommodation

Inner Hallway, Kitchen/Dining/Living Room, Principal Bedroom with En-Suite Shower Room, Two Additional Bedrooms, Family Bathroom, Study, Utility Room

Outside

Driveway Providing Off Road Parking, Rear Terrace, Private Gardens And Grounds Approaching 0.3 Acres, Delightful South Westerly Aspect





The Property

A stunning, three bedroom bungalow set in an impressive plot approaching one third of an acre in the highly sought after village location of East Wellow. This lovely home has been extended and completely refurbished by the current owner and offers well-proportioned and beautifully appointed accommodation throughout. Set under an attractive oak framed porch, the main entrance door opens into a magnificent, 30' double aspect kitchen/dining/living room with a large window overlooking the front aspect and bi-fold doors leading out to the rear terrace and garden.

The kitchen is fitted to a high standard and comprises a stylish range of hand-crafted units, built-in appliances, granite worksurfaces and a breakfast bar. This expansive, open-plan space with feature wood burning stove forms the hub-of-the-home and the perfect space for day-to-day living and entertaining. Adjoining the kitchen/dining/living room is a useful utility room with a separate sink unit and space for appliances.

A large inner hallway neatly divides the living and bedroom spaces, linking to the principal bedroom with en-suite shower room, two additional double bedrooms, a small study room and a modern family bathroom. All the bedrooms further benefit from views across the grounds.



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Additional Information

Energy Performance Rating: E Current: 53 Potential: 82

Council Tax Band: E

Tenure: Freehold

Services: Mains electricity and water

Heating: Oil central heating

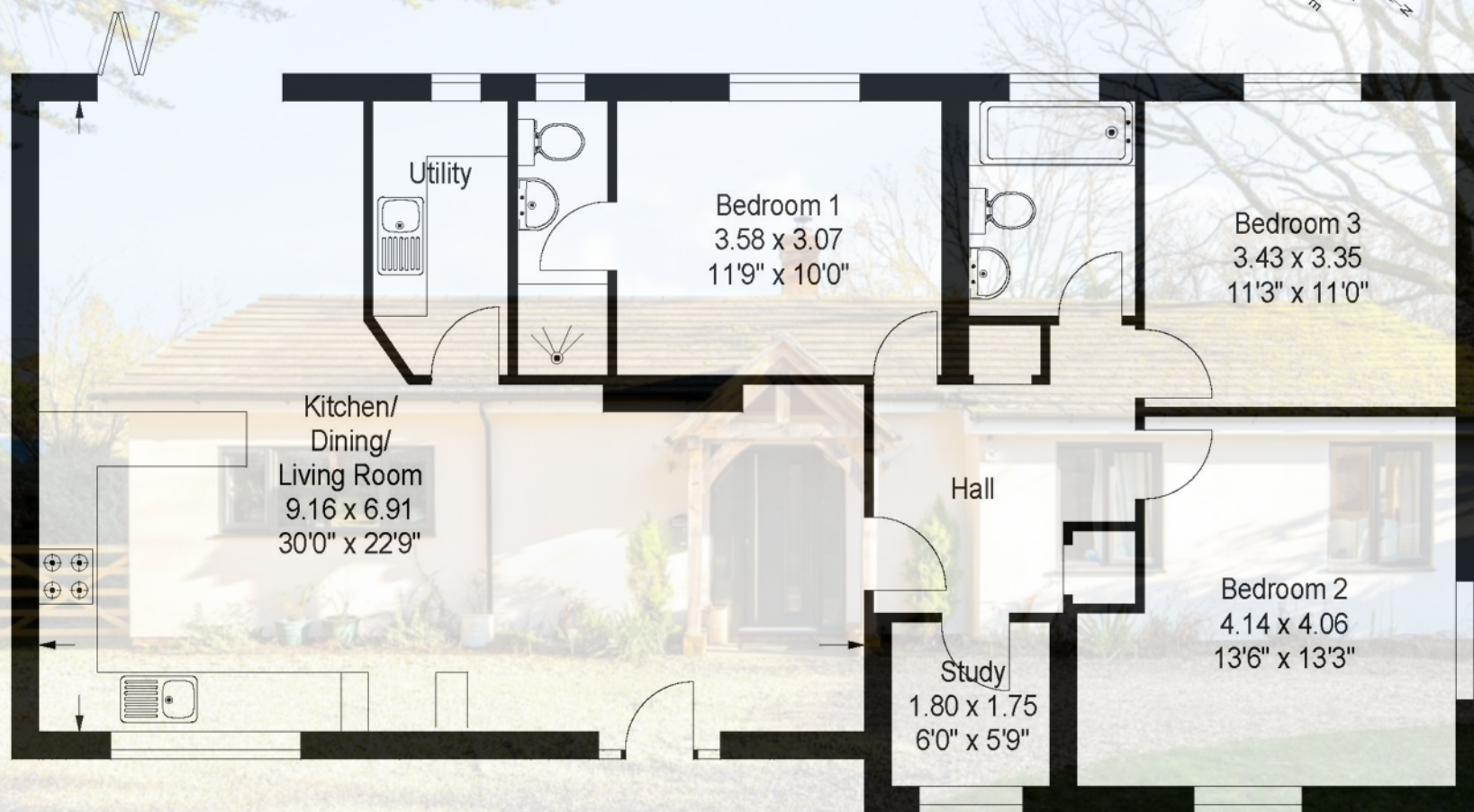
Drainage: Public

Broadband: Superfast broadband with 71 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity.







Approximate
Gross Internal Floor Area
Total: 113 sq.m. or 1216sq.ft.

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NOT TO SCALE**



Outside

The grounds are a particular feature of this property, extending to approximately one third of an acre and offering a high degree of privacy and seclusion.

To the front aspect is an area of lawn garden and a gravel driveway set between high hedgerow borders providing ample parking for multiple vehicles.

The garden extends down both sides of the property to the rear and a large expanse of level lawn interspersed with various shrubs and mature trees. A paved seating terrace to the rear of the property provides an ideal space for outdoor dining.





Location

Wellow is located about 5.5 miles from the centre of Romsey, which provides a good range of amenities including leisure facilities, state and private schools for all ages, a theatre and a good range of shops for everyday needs, including two supermarkets. The village itself offers 2 public houses, a primary school, a village hall, various shops and a Post Office. The larger centres of Southampton and Salisbury are accessed via the A36 and M27, while the cathedral city of Winchester is also within easy driving distance.





Directions

From our office in Romsey, take the A3090 towards Ower. At the roundabout take the third exit onto the A36/Salisbury Road. After approximately 1.5 miles turn right into Whinwhistle Road. Follow the road and the property can be found on the right hand side as denoted by our 'For Sale' board.

Points of Interest

The Mill Arms - 0.8 miles

Paultons Park - 2.6 miles

Test Valley Golf Club - 3.2 miles

Romsey Railway Station - 3.5 miles

Romsey - 5.2 miles

Mottisfont Abbey - 6.4 miles

Southampton City Centre - 9.3 miles

Winchester City Centre - 17.2 miles



Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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