



CGI visualisation of the property after proposed rendering and brick slip works. For illustrative purposes only.



Meriden,

Kooyong Close, East Wellow, Romsey, SO51 6BL

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KOOYONG CLOSE

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A beautifully refurbished and significantly extended three-bedroom detached bungalow of approximately 1,500sqft, occupying a generous plot approaching 0.25 acres. Thoughtfully redesigned and finished to an exceptional standard by the current owners, the property now offers a striking and highly individual home where contemporary design meets high-quality craftsmanship throughout.

The Property

Kitchen/Dining Room, Sitting Room, Utility Room, Cloakroom, Family Bathroom, Bedroom One with En-suite and Walk Through Wardrobe, Bedroom Two, Bedroom Three

Outside

Private Off-Road Parking, Single Garage, Generous 0.25 Acre Plot, Garden

Guide Price £775,000



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The Property

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A sheltered canopy porch leads to the front door, opening into a welcoming entrance hall that immediately sets the tone for the quality and scale of the accommodation. Elegant porcelain tiles flow seamlessly through the hallway and into the impressive kitchen/dining space, instantly highlighting the high specification and cohesive design of the home.

Bedrooms two and three are positioned to the right of the entrance hall, both generous double rooms served by a stylish family bathroom featuring both a bath and separate shower. Bedroom two further benefits from fitted storage. The principal bedroom is situated on the opposite side of the home, creating a private suite, and includes a walk-through wardrobe leading to a beautifully appointed en-suite shower room with a double vanity unit.



The heart of the home is the stunning open-plan kitchen/dining room, designed to provide a superb space for both everyday living and entertaining. The bespoke Ewe kitchen has been finished to an outstanding specification, incorporating a range of integrated Neff appliances including double oven, microwave oven and dishwasher, alongside Corian work surfaces, a warming tray, induction hob with extractor, and a Zerox stainless steel sink with a Franke matt black pull-out tap. The entire kitchen and dining area benefits from underfloor heating, while bi-fold doors open from the dining space onto the rear garden, creating a seamless connection between indoor and outdoor living. Above, a striking sky lantern floods the dining area with natural light, enhancing the sense of space and creating a wonderful environment for entertaining.

A separate sitting room runs in tandem with the main living area, providing a cosy and relaxing retreat away from the open-plan space. A practical utility room and cloakroom complete the well-balanced accommodation.





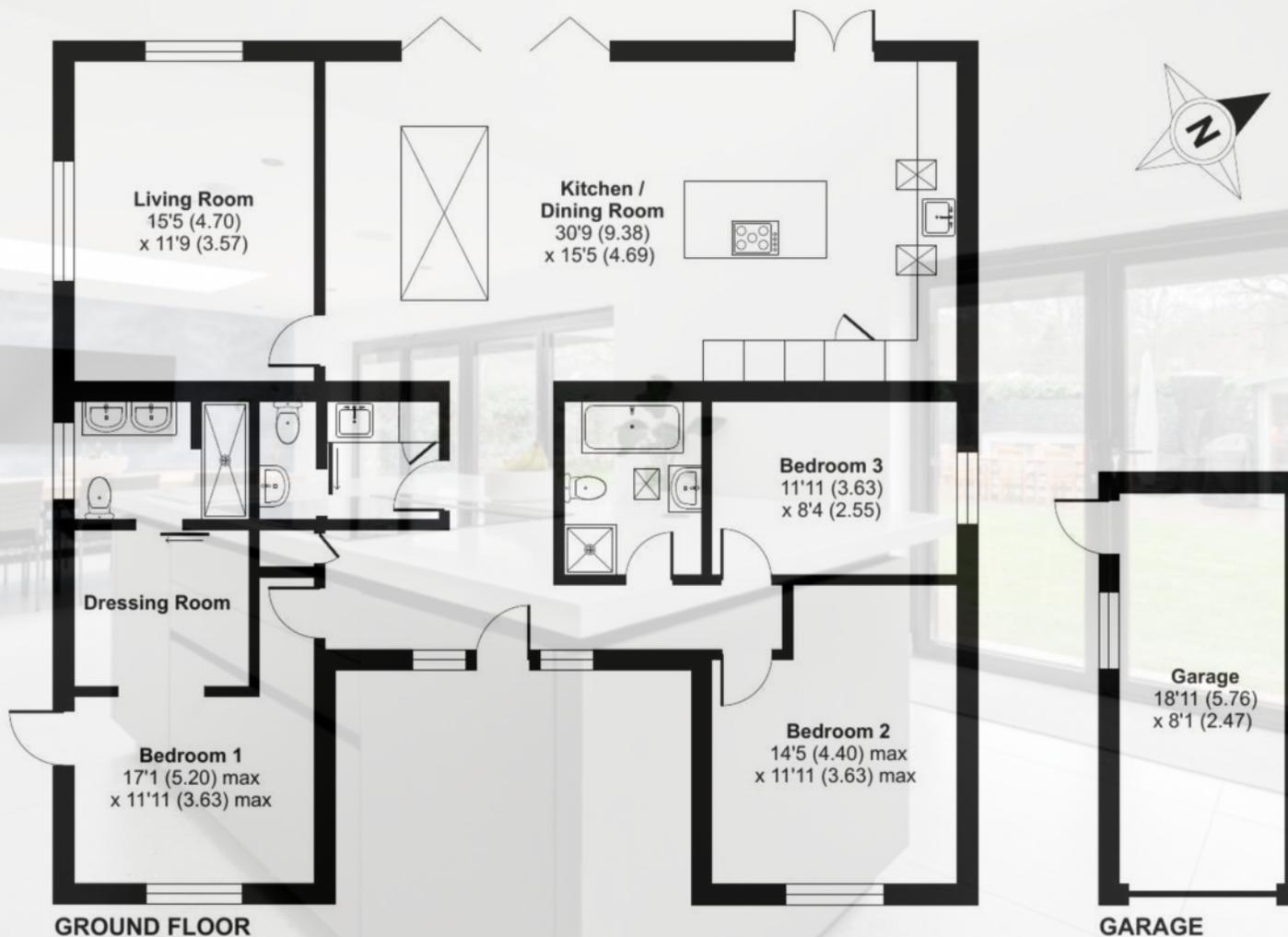
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Approximate Area = 1497 sq ft / 139 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1650 sq ft / 153.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1430028



Outside

Externally, the property occupies a plot approaching 0.25 acres which wraps around the home, offering both space and privacy. To the front, there is ample driveway parking for four to five vehicles, together with a single garage currently used for external storage. A planning application is presently awaiting approval for the construction of a double garage (Ref: 26/00080/FULLS).

The rear garden is predominantly laid to lawn and enjoys a high degree of privacy, complemented by a patio seating area ideal for outdoor dining and entertaining, as well as a garden shed for additional storage.

The Situation

Situated on the edge of the beautiful Hampshire countryside, East Wellow is a charming and highly sought-after village known for its rural character, strong community feel and excellent access to nearby towns and countryside. The village lies on the fringes of the stunning New Forest National Park, offering immediate access to miles of open woodland, heathland and scenic walking and cycling routes.

Despite its peaceful setting, East Wellow is well connected. The nearby market town of Romsey provides an excellent range of everyday amenities including independent shops, cafés, restaurants and supermarkets, together with well-regarded schools and leisure facilities. Romsey also offers a mainline railway station with services to Southampton, Winchester and onward connections to London.

The area benefits from excellent road links, with convenient access to the M27 and M3 motorway networks, making commuting to Southampton, Winchester and beyond straightforward.

East Wellow itself retains a delightful village atmosphere with a popular public house, local amenities and a well-regarded primary school nearby. The surrounding countryside provides an exceptional quality of life, combining rural tranquillity with accessibility, making the village particularly attractive to families, professionals and those seeking a peaceful Hampshire setting within easy reach of larger centres.







Additional Information

Energy Performance Rating: D Current: 68 Potential: 80

Council Tax Band: D

Local Authority: Test Valley

Tenure: Freehold

Heating: Gas Central Heating

Services: All Mains Services Connected

Drainage: Public

Broadband: Super fast Broadband speeds available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider

Directions

From our office at Spencers Estate Agents Romsey, proceed out of the town centre along the B3398 and follow the road to join the A27 / A3090. Continue along the A3090 heading towards Wellow for approximately 3.5 miles.

Turn left onto Ryedown Lane and continue into the village of East Wellow. Follow the road until reaching Hamdown Crescent, where you should turn in and continue along the road before turning into Kooyong Close, where the property will be found.

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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