



**Anvily, Whinwhistle Road** *East Wellow, Romsey, SO51 6BN*

**SPENCERS**  
ROMSEY









*A modern, three bedroom detached residence offering potential for enlargement in a private and mature plot approaching one fifth of an acre.*

---

**Ground Floor**

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Three Bedrooms, Bathroom and Shower Room

**Second Floor**

Large Loft Area

**Outside**

Large Parking Area, Ceramic Tiled Terrace, Rear Garden, Large Outbuilding, Timber Workshop

**Guide Price £650,000**

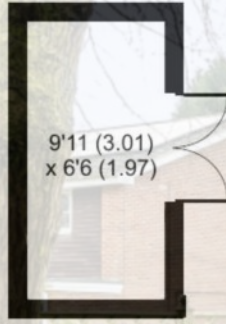




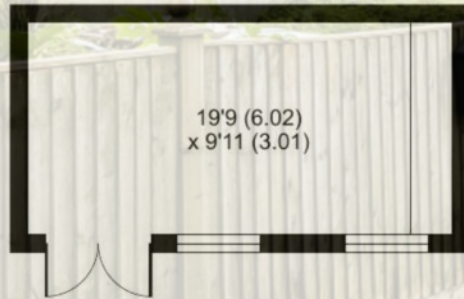
FLOOR PLAN

# Anvily, Whinwhistle Road, East Wellow, Romsey, SO51

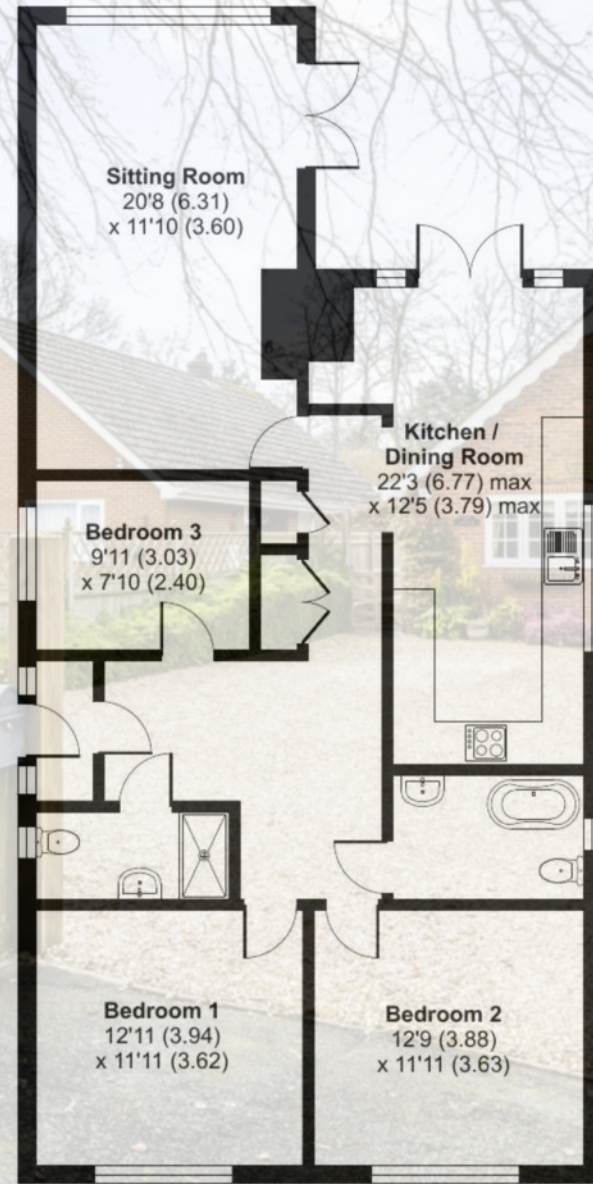
Approximate Area = 1190 sq ft / 110.5 sq m  
Outbuildings = 339 sq ft / 31.4 sq m  
Total = 1529 sq ft / 141.9 sq m  
For identification only - Not to scale



OUTBUILDING 2



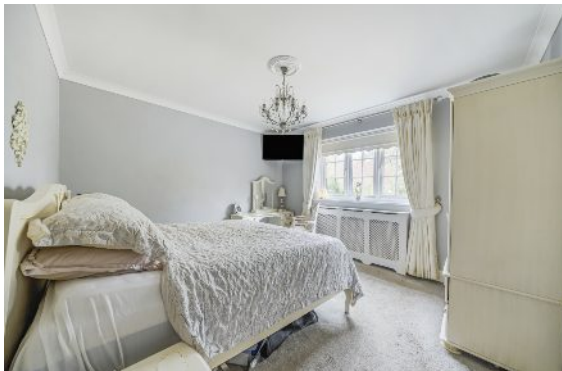
OUTBUILDING 1



GROUND FLOOR







## The Property

A stunning, three bedroom bungalow set in attractive grounds approaching one fifth of an acre in the highly sought after village location of East Wellow.

The accommodation comprises an entrance hall linking to a double aspect sitting room with feature Jetmaster fire and Sandstone hearth. Adjoining this room is a double aspect kitchen/dining room fitted with a range of modern units and appliances. Both these rooms feature doors opening onto the rear terrace and garden area.

The two principal bedrooms are set to the front aspect, with an additional bedroom/study set to the other side of the hallway. The bedrooms are complimented by a modern family bathroom and a separate shower room.

**NB. The property benefits from a substantial loft area offering significant potential to create first floor accommodation if desired (subject to the relevant consents being granted).**

## Property Video

Point your camera at the QR code below to view our professionally produced video.







## Outside

The gardens and grounds are a particular feature of this property, extending to approximately one fifth of an acre, with an attractive backdrop of tall trees in the far distance.

To the front aspect, a five-bar gate opens onto a large, gravel parking area flanked by established planted borders and providing ample parking for multiple vehicles.

A five-bar gate opens to a side access passageway extending to the rear terrace and then back down the other side of the property to a timber workshop. This entire area benefits from ceramic tiled flooring and provides an excellent space for outdoor dining.

The rear garden is predominantly laid to lawn with planted borders and a large outbuilding with power and lighting, offering options for a variety of uses.



## Location

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





## Additional Information

EPC: D Current: 66 Potential: 80

Council Tax Band: E

Local Authority: Test Valley

Tenure: Freehold

Services: All mains services connected

Drainage: Public

Heating: Gas central heating

Superfast broadband with speeds of up to 54 Mbps is available at the property (Ofcom)

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



## 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 left-hand side as denoted by our 'For Sale' board.

## Important Information

Spencers of Romsey 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 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:

7 Market Place, Romsey, Hampshire, SO51 8NB

T: 01794 331 433 E: [romsey@spencersproperty.co.uk](mailto:romsey@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)