



Clover Cottage

Canada Common, West Wellow, Romsey SO51 6DH

SPENCERS
ROMSEY





CLOVER COTTAGE

WEST WELLOW • ROMSEY

A charming four bedroom detached period residence set in grounds of approximately 1.65 acres in arguably one of the finest positions in the New Forest. The property offers stunning, uninterrupted views across the open forest and further benefits from garaging, stables and a substantial two bedroom annexe offering options for a variety of uses.

£1,650,000



5



2



3





Clover Cottage is an elegant period property fronting onto and enjoying outstanding views across Canada Common, which forms part of the New Forest National Park.

The Property

The cottage dates back in part to circa 1900 and features a more recent extension that blends seamlessly with the original to form a wonderful family home offering an ideal balance of living and bedroom accommodation.

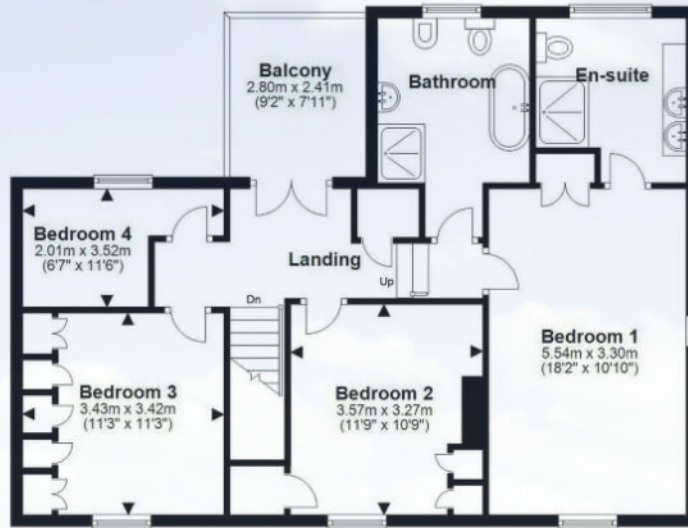
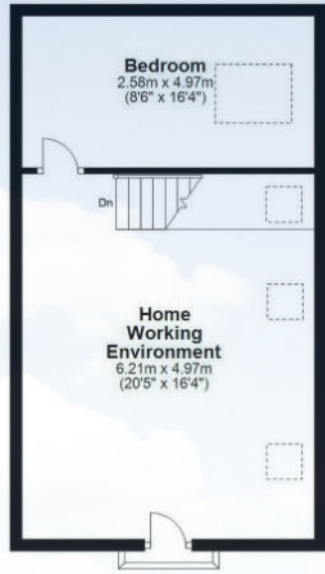
The ground floor features well appointed living spaces comprising a double aspect living room with wood burning stove and an impressive, open plan sitting area/dining room with full width bi-folding doors opening onto the rear terrace and garden. From here, there is access to the double aspect kitchen/breakfast room and an adjoining utility room with cloakroom. Both the kitchen/breakfast room and utility benefit from side access.

On the first floor, a landing area links to the principal, double aspect bedroom with en-suite shower room, three additional bedrooms and a modern, family bathroom. The three main double bedrooms also benefit from built-in wardrobe storage and far-reaching elevated views across the open forest. A pleasant breakfast balcony set off the landing area completes the first floor layout.



First Floor

Floor Plan



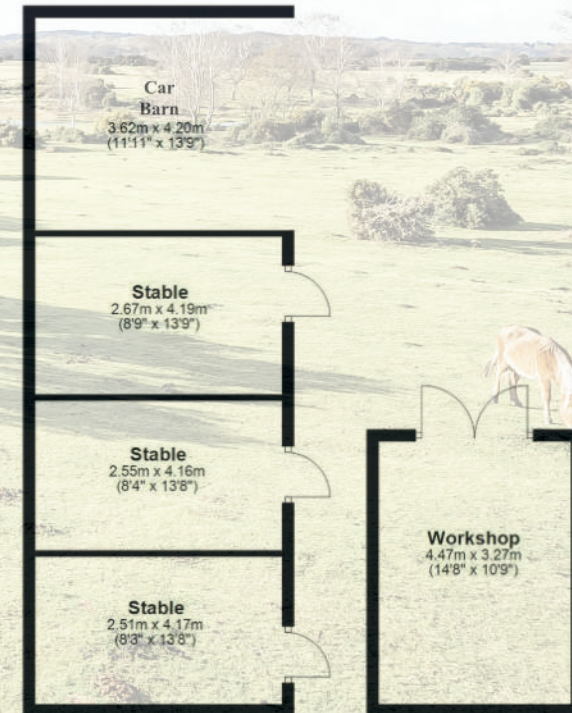
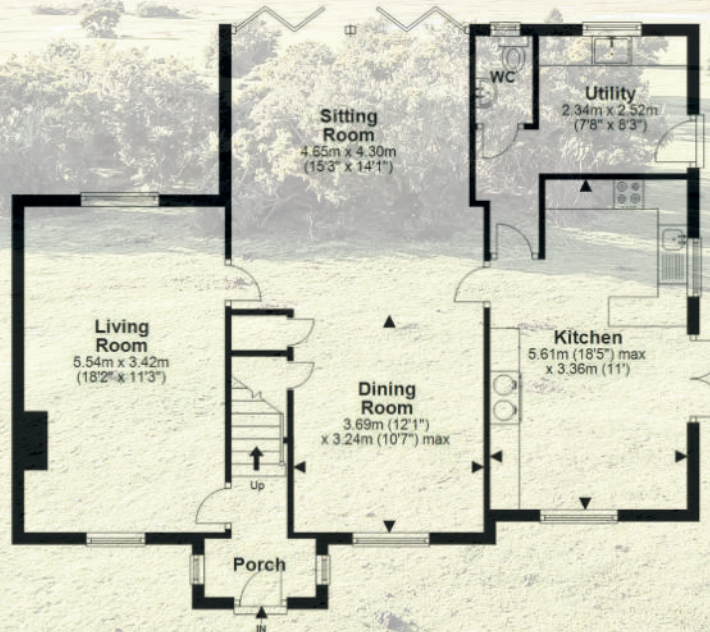
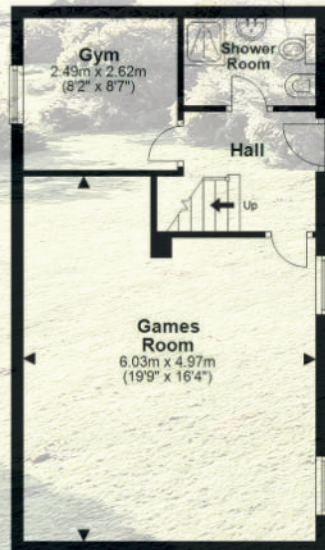
Approx Gross Internal Areas

Main House: 168.8 sqm / 1950.0 sqft
Annexe: 89.0 sqm / 958.0 sqft
Outbuildings: 46.9 sqm / 505.0 sqft

Total Approx Gross Area:
304.7 sqm / 3280.0 sqft

Ground Floor

Annexe







The Annexe

Set alongside the main residence is a detached annexe extending to almost 1000 square feet in size. The ground floor comprises an entrance lobby linking to a large, multi-purpose games room, a gym area and a shower room. The first floor features a bedroom and a wonderful home office with panelled walls, part vaulted ceilings and a door to a Juliet balcony providing direct views of the open forest.

This superb space offers options for a variety of uses including ancillary accommodation or an additional income stream (subject to the relevant consents being granted)





Grounds & Gardens

The house is accessed via electric gates opening onto a driveway providing off road parking for multiple vehicles and access to the garaging to the rear. The front garden is laid to level lawn and flanked by established hedgerow borders offering both privacy and seclusion. A paved terrace extends down the side of the house and across the rear providing an ideal space for outdoor dining and entertaining.

The terrace links to the main area of rear garden, which is laid to level lawn with a delightful feature pergola and additional seating area. Set alongside the garden area are three stables and a car barn/garage with a hydraulic lift, ideal for a classic car enthusiast. Adjoining the car barn is a large, timber storage shed for garden machinery.

The remainder of the grounds are made up of two large, adjoining paddocks, split by an area of hardstanding flanked by established hedgerow borders, which would make an ideal kitchen garden area. At the far end of both paddocks is a vehicular access onto the lane.

In total, the gardens and grounds attributed to the property extend to approximately 1.65 acres.

Additional Information

Tenure: Freehold

Energy Performance Rating: D Current: 65 D Potential: 77 C

Services: Mains water, electricity, gas and drainage

Local Authority: Test Valley Borough Council

Tax Band: Band F

AGENT'S NOTE: We understand that the property enjoys Commoners'





West Front

Willowdale

Sunrise

Buena Vista

Top End

Swallowfields

Church

Wild Oaks

39.9m +

Harrogate

Home Farm

Stone



Clover Cottage

Area: 1.664 acres (6735.77 m²)

Bramble Tye

Heathmoor

Sunnyside

Lowlands

Heathlands





Situation

The location of Clover Cottage is truly outstanding and is in turn what makes this wonderful home such a unique proposition, with its direct outlook onto the open forest.

The property is situated in a delightful position on the fringes of the New Forest National Park, directly fronting onto Canada Common with excellent opportunities for recreational walking and riding. Local facilities include the renowned Rockingham Arms public house and the village of Wellow, which offers a range of amenities, including a post office, convenience store, butchers, grocers, bakery, hardware shop, pharmacy, hairdressers, primary school, church, garage and three golf courses, all of which are within a short distance.

A more comprehensive range of amenities and facilities can be found in the quintessential market town of Romsey, as well as the cities of Southampton, Salisbury and Winchester. Despite being in such a charming, tucked away position, the property benefits from superb communication links with the national road network being accessed via the M27. There are also mainline rail links into London Waterloo (approximately 1 hour).

There are also many accessible schools in the area including Wellow Primary, Hampshire Collegiate, Embley, South Wilts Grammar and Bishops Wordsworth.

Important Notice

Spencers of The New Forest 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 for 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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