



**Chilbolton,**

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

**SPENCERS**  
ROMSEY





# WHINWHISTLE ROAD

## EAST WELLOW • ROMSEY

*An impressive four-bedroom detached family home dating from the 1970s, approaching 2,000sqft of well-proportioned living accommodation. The property sits within a generous 0.35-acre plot and benefits from a double garage, ample driveway parking and a beautifully landscaped private garden. Ideally positioned, it is located close to Embley School and the historic market town of Romsey.*

### Ground Floor

Entrance Hall, Sitting Room, Kitchen, Dining Room, Study, Utility Room, Cloakroom

### First Floor

Principal Bedroom with Ensuite, Bedroom Two, Bedroom Three, Bedroom Four, Family Shower Room

### Outside

Driveway Parking, Double Garage, Rear Garden

**Guide Price £850,000**



3



4



2





## The Property

An entrance porch opens into a welcoming reception hall, providing access to the principal ground floor accommodation. Immediately to the right, French doors lead into the impressive 25'11 x 12'10 sitting room. Hardwood flooring is laid at the entrance by the front door, in the hall under the carpet, staircase, and in the dining room. The room is centred around an exposed brick open fireplace and enjoys an abundance of natural light through steel-framed, glass-paned doors overlooking the rear garden.

The formal dining room sits in tandem with the kitchen and is linked via a traditional serving hatch, creating a practical and sociable arrangement ideal for both entertaining and everyday family life. The kitchen itself overlooks the rear garden and is fitted with a comprehensive range of base and wall-mounted units, integrated white goods and a gas hob. A separate utility room provides additional storage and space for further appliances. Subject to the necessary planning consents, there is clear potential to extend and reconfigure the kitchen to create a spacious open-plan kitchen/dining room. A study to the front of the property offers an ideal space for home working, while a cloakroom completes the ground floor accommodation.



Accessed via an elegant hardwood staircase, the first floor opens onto a generous landing leading to four well-proportioned double bedrooms. All bedrooms benefit from fitted storage, with the principal bedroom enjoying the added luxury of an en-suite bathroom. The family bathroom has been thoughtfully converted into a contemporary wet room, serving the remaining bedrooms.

## Property Video

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







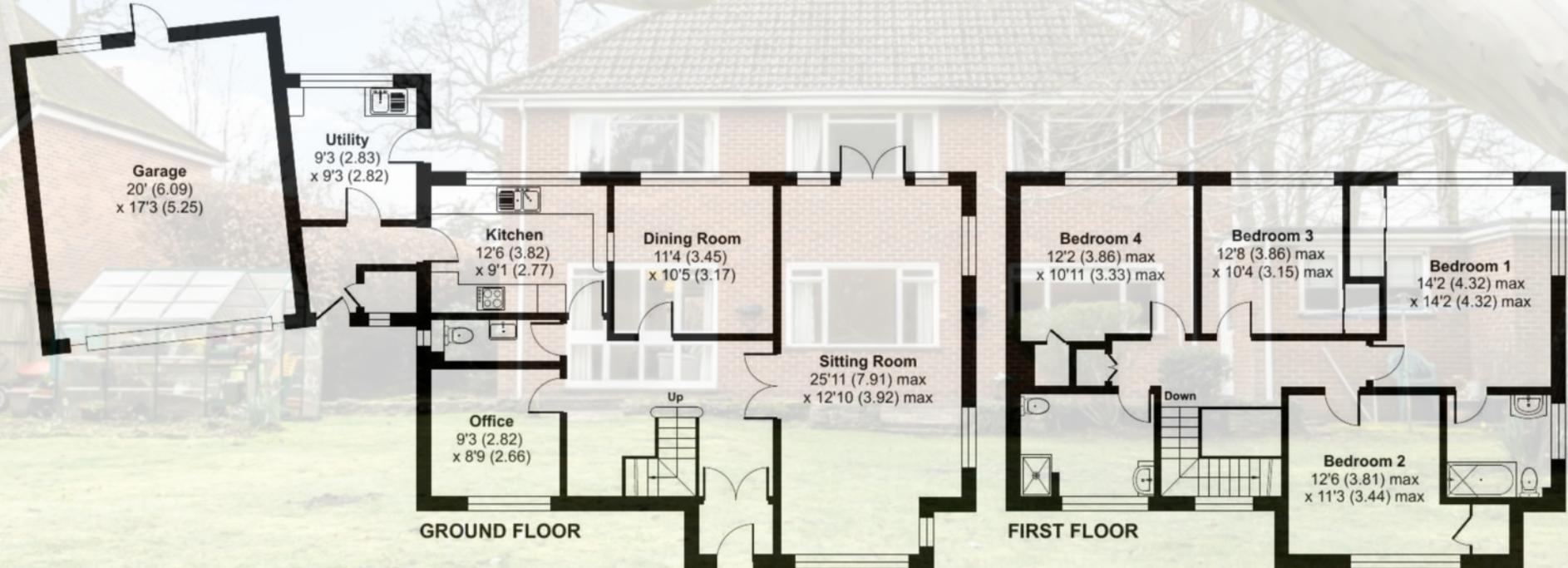
# Chilbolton, Whinwhistle Road, East Wellow, Romsey, SO51 6BN

Approximate Area = 1912 sq ft / 177.6 sq m

Garage = 344 sq ft / 31.9 sq m

Total = 2256 sq ft / 209.5 sq m

For identification only - Not to scale





## Outside

To the front of the property, a substantial driveway provides parking for multiple vehicles and leads to a double garage, offering secure parking or valuable additional storage.

The rear garden is predominantly laid to lawn and complemented by a spacious patio seating area. Extending to approximately 0.35 acres, the plot enjoys a high degree of privacy and is enclosed by mature shrubs and established planting, creating a peaceful and secluded setting.

## The Situation

East Wellow is a highly sought-after village on the fringes of the beautiful New Forest National Park, offering an appealing balance of rural tranquillity and everyday convenience. Surrounded by open countryside, woodland and scenic walking routes, the village provides an idyllic setting for family life while remaining well connected.

The nearby historic market town of Romsey offers an excellent range of amenities including boutique shops, cafés, restaurants and supermarkets, together with leisure facilities and a mainline railway station providing services to London Waterloo. The commercial centres of Southampton and Salisbury are also easily accessible.

East Wellow is particularly well regarded for its schooling, with the respected Embley School located within the village itself, in addition to a range of well-rated state schools in the surrounding area.

For commuters, there is convenient access to the M27 and M3 motorway networks, connecting to the South Coast, Winchester and London. Combining picturesque surroundings with excellent connectivity, East Wellow remains one of the area's most desirable village locations.





## Additional Information

Energy Performance Rating: D Current: 59 Potential: 74

Council Tax Band: F

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**, 7 Market Place, Romsey (SO51 8NB), proceed north on the B3398 and follow signs towards the A27/A3090, joining the Romsey Bypass. Continue on the A3090 for approximately 3.5 miles before turning onto Ryedown Lane. Follow this road through to West Wellow, where it becomes Whinwhistle Road. The property will be found along Whinwhistle Road, Romsey.

## 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:

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)