



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

**SPENCERS**  
ROMSEY









*A three-bedroom detached residence offering potential for enlargement in a private and mature plot approaching half an acre.*

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#### **Ground Floor**

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

#### **Second Floor**

Large Loft Area

#### **Outside**

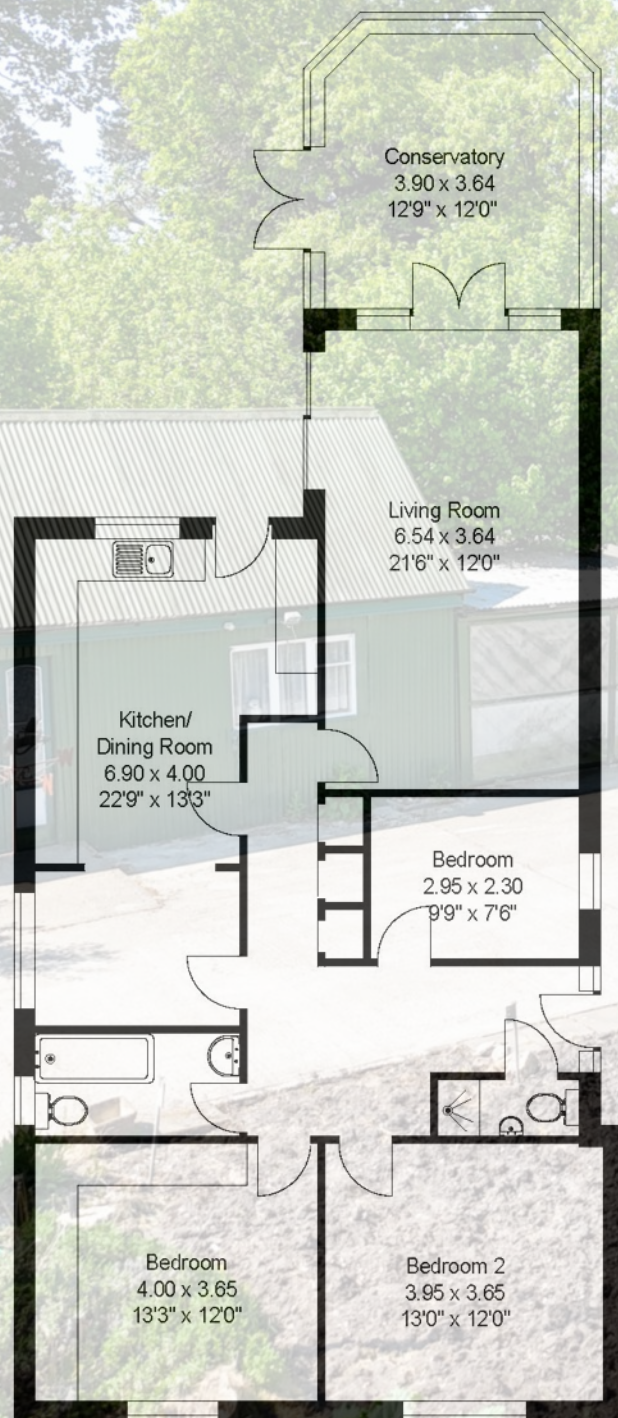
Large Parking Area, Terrace, Orchard, Lawn, Rear Garden, Large Outbuilding, Greenhouses

***Offers in Excess of £700,000***





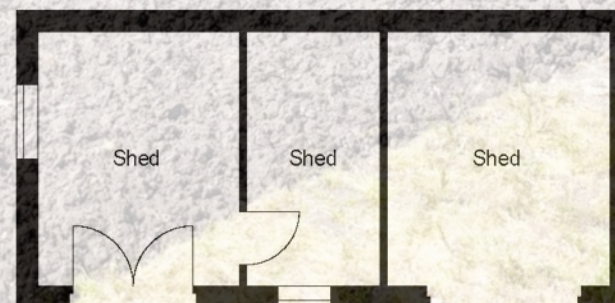
## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 120sq.m. or 1295sq.ft.  
Outbuilding: 29sq.m. or 312sq.ft.  
Total: 149sq.m. or 1607sq.ft.

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NOT TO SCALE







## The Property

Karingal, meaning 'Happy Home', is a well-proportioned, three-bedroom bungalow set in attractive grounds approaching half 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 an exposed brick fireplace and Stovax log burning stove. French doors connect to the conservatory, overlooking the private rear garden. Adjoining the Sitting Room is a double aspect kitchen/dining room fitted with a range of base and wall mounted units and appliances.

The two principal bedrooms are set to the front aspect, with an additional bedroom set to the other side of the hallway. The bedrooms are complimented by a 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 half 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, parking area flanked by established planted borders and providing ample parking for multiple vehicles.

Side access leads to the rear garden, which is predominantly laid to lawn with a mature orchard and potential to reestablish the kitchen garden/vegetable patch. The outbuilding is currently utilised for storage but would lend to a workshop or potential home office.



## 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: 68 Potential: 83

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 53 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)