



Kings Farm

Foxes Lane, West Wellow, Romsey, SO51 6EA



SPENCERS





KINGS FARM

WEST WELLOW • ROMSEY

An elegant Grade II listed Georgian Farmhouse with numerous outbuildings set in grounds approaching five acres, on the edge of the popular village of West Wellow.

Ground Floor

Dining Room • Kitchen/ Breakfast Room • Reception Room • Snug • Utility • Boot Room • Cloakroom

First Floor

Principal Bedroom with En Suite • Three Further Bedrooms • Family Bathroom

Annexe

Open Plan Studio/ Living Space with Kitchenette • Cloakroom • Two Bedrooms • Bathroom

Outbuildings

Barn • Storage Shed/ Workshop • Open Barn

£1,525,000





The Property

Set along a country lane, this delightful home offers a striking first impression combining a classic, double fronted Georgian façade with well-appointed accommodation offering an elegant fusion of modern fittings and character features such as high ceilings, large sash windows and open fireplaces.

The ground floor comprises a central entrance hall extending through to an inner hallway providing access to a large wine cellar and the rear of the property. A double aspect sitting room and snug configured in an open plan arrangement sit to one side of the hallway, with a dining room and adjoining kitchen to the other. The dining room benefits from a wood burning stove, while the recently fitted kitchen features a stylish and comprehensive range of modern units, quartz worksurfaces and built-in Neff appliances, including an oven, induction hob and dishwasher. A Rayburn cooker set within a brick surround with oak mantle above provides an attractive focal point.

A lobby/boot room extends across the back of the house leading to the original dairy, which offers options for various purposes including an office, gym or family room. To the other end of the lobby is a utility room providing access to the cloakroom and an iron staircase ascending to a private study/occasional bedroom.

To the first floor, a central landing area links to the main bedroom with en-suite bathroom and three additional bedrooms, all of which are served by a luxurious family bathroom fitted with a roll top bath and a large shower. All the bedrooms further benefit from elevated views across the surrounding gardens and countryside.







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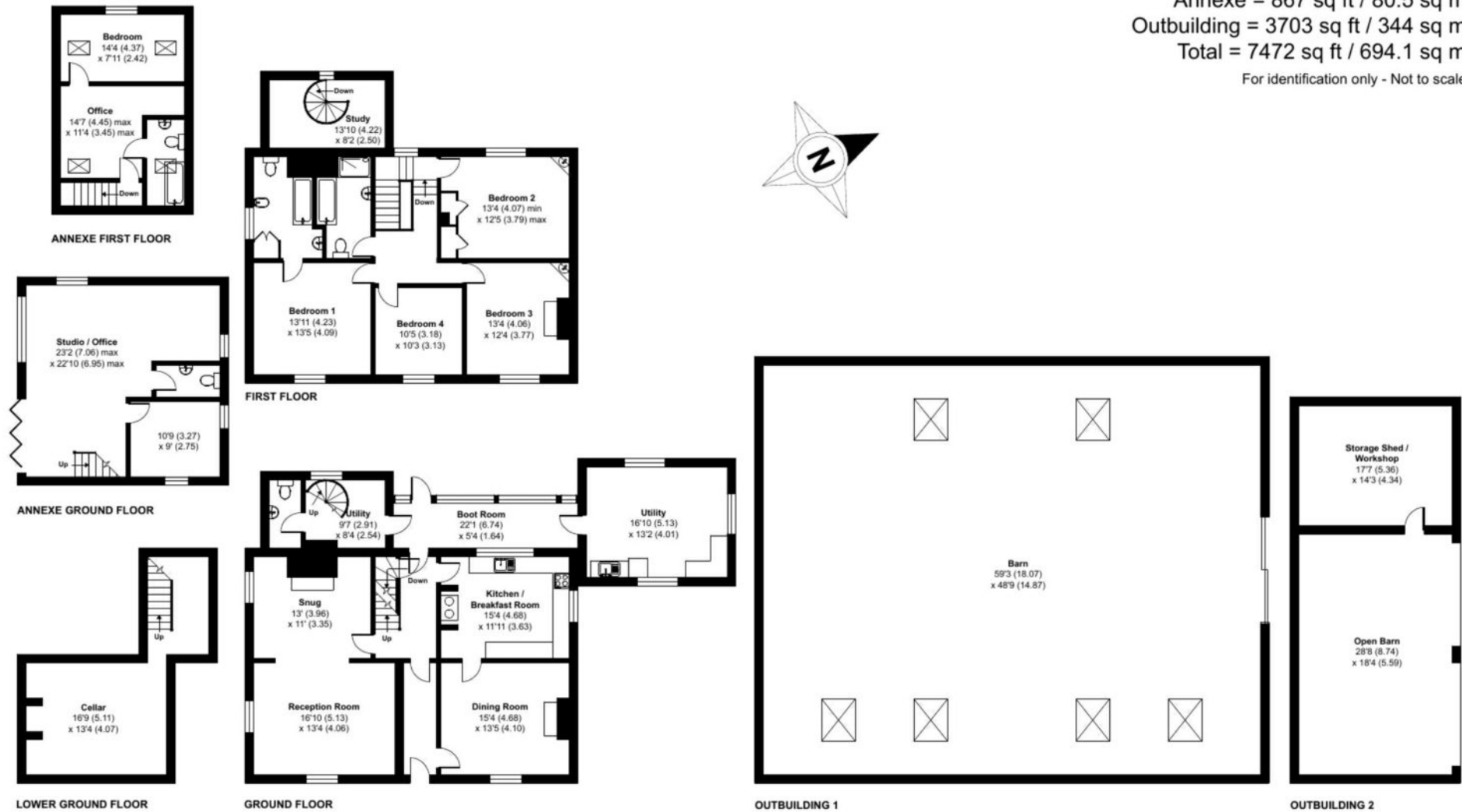
Approximate Area = 2902 sq ft / 269.5 sq m

Annexe = 867 sq ft / 80.5 sq m

Outbuilding = 3703 sq ft / 344 sq m

Total = 7472 sq ft / 694.1 sq m

For identification only - Not to scale

















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The gardens and grounds are a particular feature of this lovely home, being apportioned into different areas of interest and extending to almost five acres in total

Outside

A large, gated driveway provides secure, off-road parking for numerous vehicles and access to an extended driveway leading to an additional access gate from the lane. The main area of garden wraps around three sides of the house and is laid to level lawn with a charming wildlife pond and attractive planted borders. From the garden, a gate opens into paddock land sloping gently away from the house to an area of wooded copse flanked by the River Blackwater, providing a wonderful backdrop to this idyllic setting. Set within the grounds are several impressive outbuildings including a superb, recently converted, two-storey annexe comprising a large, open plan studio/living space with kitchenette, a study/second bedroom and a cloakroom. To the first floor there is a bedroom and a separate bathroom. Set across the driveway is an open storage log storage area and a magnificent 3000 square feet barn offering storage or conversion potential (subject to the relevant consents being granted).

Directions

Take the A36 to Salisbury turning right at the roundabout into Lower Common Road. At the end of the road bear right and immediately left into Foxes Lane where Kings Farm can be found on the left hand side.





The Situation

The property is set off a country lane in a private and picturesque location on the edge of the village of West Wellow. The village enjoys a strong community spirit and offers a variety of amenities, including a pharmacy, butchers, newsagent and public house, as well as sporting facilities including a local tennis club, golf course and cricket ground. There are a number of highly regarded state and private schools nearby with excellent commuter links by road and rail and airports at Southampton and Bournemouth.

Additional Information

Energy Performance Rating: N/A

Council Tax - G

Tenure: Freehold

Listing: Grade II

Utilities: Mains electricity and water

Drainage: Private - Septic tank

Heating: Oil fired central heating

Annexe: Heated, the water is heated by an LPG boiler, supplied by gas cylinders

Broadband: ADSL Copper-based phone landline

Mobile Coverage: No known issues, please contact your provider for further clarity

Easements: Easement granted to SSE PLC for location and maintenance of a low voltage pole and overhead electricity wiring

Important Notice

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 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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