



**Drove House**

*Whitemoor Lane, Ower, Romsey, SO51 6AJ*

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ROMSEY









# DROVE HOUSE

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*A luxury family home featuring a variety of additional accommodation suitable for multi-generational living or income opportunities. The property is set in extensive 2.6 acre grounds and further benefits from triple garage complex and foundations offering potential for further development.*

## Ground Floor

Entrance Hall, Kitchen/Dining Room, Garden Room, Snug, Lounge/Bar, Sitting Room, Study, Utility and Shower Room

## First Floor

Principle Bedroom with En-Suite Shower Room, Three Further Bedrooms, Family Bathroom.

## Annexe

Sitting Room/Dining Room, Kitchen, Bedroom featuring an En-Suite Bathroom

## Outbuildings

Triple Garage, Workshop, Stable, Tack Room, Flat Over Garage - Kitchen, Living Room, Two Bedrooms, Shower Room, Brick Built Field Shed, 1940's Brick Air Raid Shelter

**Guide Price £1,495,000**



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## The Property

Drove House is an elegant and impressive property set in mature grounds extending to approximately 2.6 acres. The original house was built in 1934 and later extended to provide a flexible layout befitting the needs of a modern day lifestyle.

The ground floor comprises an entrance porch, cloakroom and hallway opening into a superb kitchen/dining room, which in turn links via frameless glass doors into the garden room. The kitchen area is fitted with comprehensive range of modern units, built in appliances, quartz stonework surfaces and an Aga cooker. This superb space is further enhanced by a Chesney 8 Shipton multifuel burner creating an ideal space for day-to-day living and entertaining. From the dining hall, an inner hallway links to a drinks lounge with a fully fitted bar, a snug and a magnificent, triple aspect sitting room with multi-fuel burner and double doors opening onto the grounds. There is also zoned central heating throughout.

To the other side of the house there is a study, utility room and shower room. This is linked to a completely self-contained wing comprising a sitting room/diner, kitchen, main bedroom and en-suite bathroom. There is scope for reconfiguring the annexe in a variety of ways.

On the first floor, four bedrooms surround the landing, with the principal bedroom benefitting from a dressing area and a modern en-suite shower room. The three remaining bedrooms all offer elevated views across the grounds, with three of the four bedrooms offering built-in wardrobe storage. Closing off the upstairs area is the main family bathroom fitted with both a bath and a walk-in shower.











# Whitemoor Lane, Ower, Romsey, SO51

Approximate Area = 2873 sq ft / 266.9 sq m

Limited Use Area(s) = 462 sq ft / 42.9 sq m

Annexe = 481 sq ft / 44.6 sq m

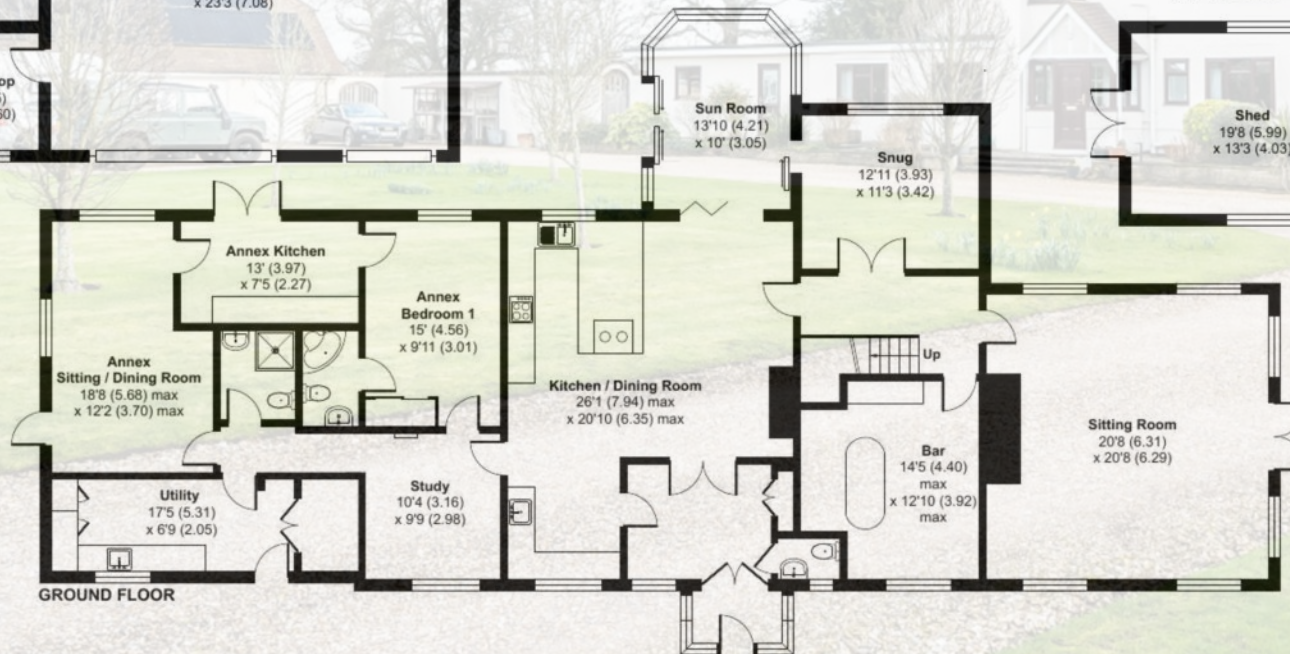
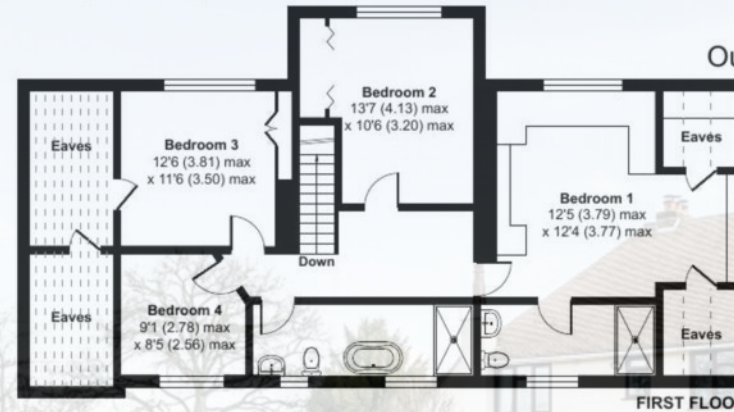
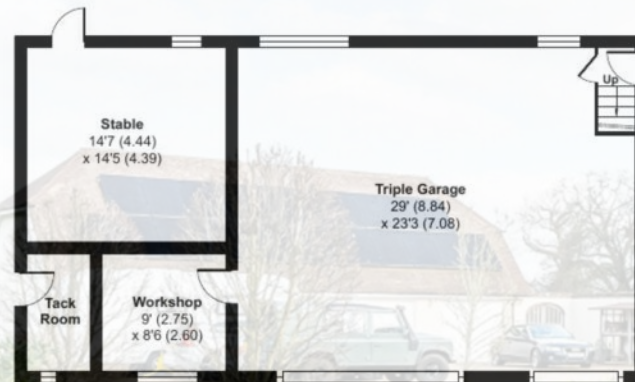
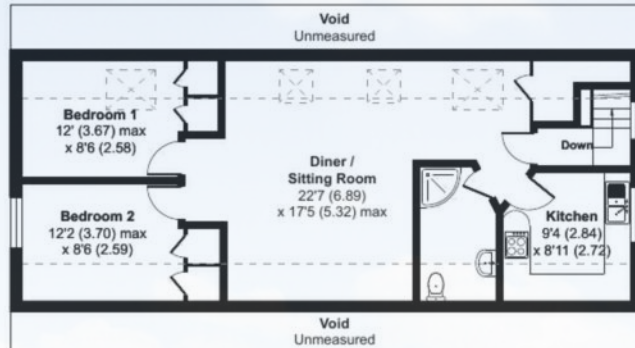
Flat = 533 sq ft / 49.5 sq m

Garage = 768 sq ft / 71.6 sq m

Outbuildings = 612 sq ft / 56.8 sq m

Total = 5729 sq ft / 532.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Spencers of the New Forest Ltd. REF: 1249688





## Outside

The property is approached from the lane via a sweeping driveway leading to a large parking area and a substantial triple garage with accommodation above. The garage benefits from a battery charging station for electric cars as well as a spacious workshop, separate tack room and stable. The garage outbuilding further benefits from owned solar panels set across the roof and an associated storage battery.

The addition of a two-bedroom apartment above the garage is a fantastic feature, enhancing both versatility and appeal. This apartment is equipped with its own kitchen, two bedrooms, a large living room, and a shower room, providing an independent living space that could be ideal for guests, extended family, or even serve as a rental property for additional income.

The gardens and grounds are neatly apportioned by post and rail fencing into different areas of interest and extend in total to approximately 2.6 acres.

Set within the grounds is a small, brick-built field shed, a 1940's air raid shelter and a large area with ready laid foundations. This area offers considerable scope for development (Subject to the necessary planning consents being granted).

## Property Video

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











## The Situation

Ower is a small hamlet located about three miles south-west of Romsey, within the boundaries of the New Forest National Park. The area enjoys a number of well-regarded public houses, with a comprehensive range of day-to-day amenities and facilities available in the nearby market town of Romsey. Schools for all ages are readily available, both state and private and there are excellent transport links with easy access to the M27, connecting to Southampton, Portsmouth and Winchester via the M3 to the north. Direct rail links to London are just a short drive away at Ashurst or Totton, while Southampton Airport Parkway provides fast and regular trains to London Waterloo. In addition, Southampton and Bournemouth airports lie within close proximity and are again, easily accessible by car.

## Additional Information

Tenure: Freehold

Services: Mains electric and water - Flat Services: Electric

Heating: Oil and multi fuel log burners

Energy Performance Rating: C Current: 76 Potential: 92

Council Tax Band: G

Flat Energy Performance Rating: A Current: 98 Potential: 120

Council Tax Band: A

Drainage: Sewage treatment plant

Broadband: Superfast broadband with speeds of 80 Mbps is available (Ofcom)

Electric vehicle charging point installed at the property

## Viewing

By prior appointment only with the vendors agents Spencers Property.

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 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:

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