



Forest View

*Canada Road, West Wellow, Romsey, SO51 6DD*

SPENCERS  
ROMSEY





# CANADA ROAD

## WEST WELLOW • ROMSEY

*A distinguished family residence offering an outstanding lifestyle package, comprising a range of versatile outbuildings, a heated swimming pool, and south-facing grounds extending to two acres.*

### Ground Floor

Entrance Hallway, Sitting Room, Library, Study, Kitchen/Family/Dining Room, Utility Room, Cloakroom

### First Floor

Principal Bedroom with En-Suite Shower Room and Walk-In Wardrobe, Three Additional Bedrooms, Family Bathroom

### Outside

Private Driveway, American Style Barn, One Bedroom Cottage, Pool House With Living Space/Kitchen/Shower Room & Steam Room, Car Port With Home Office & Shower Room Above  
Heated Swimming Pool & Bar, Gardens and Grounds Two Acres

***Guide Price £1,695,000***



7



5



5





## The Property

A welcoming entrance porch opens into a spacious hallway, setting the scene for this beautifully appointed family home. To the front, a well-proportioned family room provides a versatile space for relaxing or entertaining.

At the heart of the home is a stunning triple-aspect kitchen/dining/sitting room offering a light-filled space enhanced by apex and roof windows and full-width bi-folding doors that seamlessly connect to the rear terrace. The kitchen is superbly equipped with quartz worktops, a large central island unit with breakfast bar, and a range of built-in Neff appliances, including triple ovens, a dishwasher, twin wine coolers, and a five-ring gas hob. A separate utility room and cloakroom add to the practicality of the space.

Towards the rear, a peaceful library area leads through to a generous drawing room with an open fireplace and a large bay window framing views across the garden. A rear lobby provides additional access to the terrace, ideal for outdoor living and entertaining.

An elegant oak and glass balustrade staircase rises to the first floor, where the main bedroom enjoys excellent proportions, a fully tiled en-suite wet room, and a substantial dressing area, which could also serve as a fifth bedroom if required. Both the main and guest bedrooms benefit from elevated views across the south-facing gardens, while the remaining double bedrooms enjoy dual-aspect views to the front and side. A contemporary family bathroom, complete with a freestanding claw-foot bath and separate shower, completes the first-floor accommodation.







# Forest View, Canada Road, West Wellow, Romsey, SO51

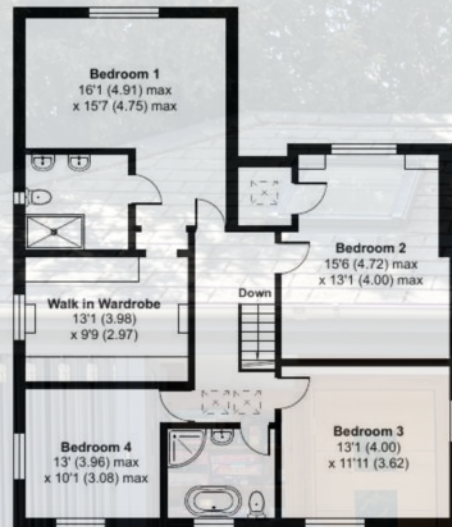
Approximate Area = 2527 sq ft / 234.7 sq m (excludes carport)

Cottage = 470 sq ft / 43.6 sq m

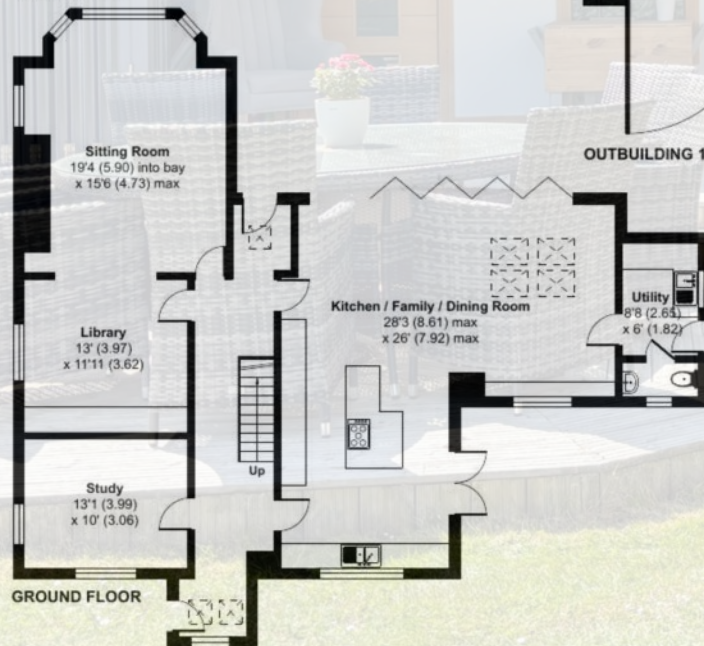
Outbuildings = 1957 sq ft / 181.8 sq m

Total = 4954 sq ft / 460.2 sq m

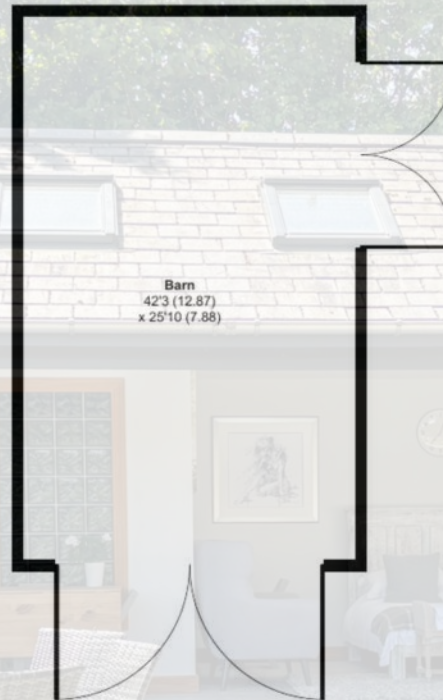
For identification only - Not to scale



FIRST FLOOR



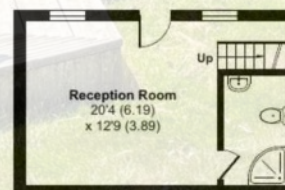
GROUND FLOOR



OUTBUILDING 1



COTTAGE FIRST FLOOR



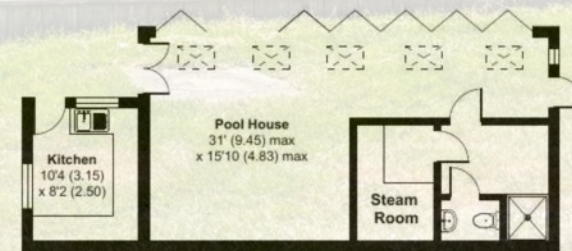
COTTAGE GROUND FLOOR



OUTBUILDING 3



CARPORT



OUTBUILDING 2 / 4



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1318084



## Outside

At the front, a metal five-bar gate, framed by two brick pillars, opens onto a generous gravel driveway, offering off-road parking for several vehicles. The driveway leads to a detached double carport and double gates that provide access to the American-style barn.

The rear garden incorporates a magnificent, multi-level terrace extending from the house and pool room down to a heated swimming pool and feature bar area. This superb space offers a fantastic lifestyle experience with space for hot tub as well if required.

The majority of the grounds are laid to level lawn flanked by established tree and hedge borders. A useful kitchen garden set behind the barn adds a further dimension and functionality to the external space.

In total, the gardens and grounds attributed to the property extend to two acres, enjoying a delightful southerly aspect and views across adjoining countryside.

## Pool House

A substantial, detached outbuilding offering a flexible, multi-purpose area featuring roof windows and full-width bi-folding doors opening onto an expansive terrace. The pool house includes a shower room, cloakroom, and steam room, along with an adjoining kitchen equipped with a full suite of built-in units and appliances.

## Cottage

The recently converted cottage, positioned at the front of the plot, boasts a charming, symmetrical façade. The ground floor features a sitting room and a shower room, while a bedroom area is located above.

## Car port/ Home Office

A detached open carport with an external staircase that ascends to a spacious home office, complete with a shower room above.

## American Barn/ Tractor Garage

Set behind secure wooden gates and accessed from the main driveway, this extensive outbuilding offers options for a variety of uses, including storage for classic cars or a boat.





## Additional Information

Energy Performance Rating: D Current: 68 Potential: 72

Council Tax Band: F

Local Authority: Test Valley

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Superfast download speeds available at the property (Ofcom).

Mobile signal/coverage: No known issues, buyer to check with their provider

## Situation

Canada Road enjoys a prime location on the south-western edge of the highly desirable village of West Wellow. Now considered a hamlet in its own right, this sought-after address leads directly onto the scenic Canada Common and the open expanse of the New Forest. The area offers excellent day-to-day amenities within walking distance, including a post office, convenience store, butcher, grocer, bakery, hardware shop, pharmacy, hairdresser, primary school, church, garage, and a choice of popular public houses. The location also benefits from superb transport links, with easy access to major roads, motorways, and rail connections. Nearby towns and cities such as Romsey, Lyndhurst, Salisbury, Southampton, and Winchester are all within a short drive, making Canada Road an ideal setting for both rural living and convenient connectivity.

## 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)