



Thie Ny Keyll

Maurys Lane, West Wellow, Romsey, SO51 6DB

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A substantial, five bedroom, detached family home and detached lodge house located in a quite stunning position in the popular location of West Wellow. The property has been refurbished to a high standard throughout and further benefits from plentiful parking and views across adjoining fields to the rear.

Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Family/Dining Room, Walk-In Pantry Room, Play Room, Bedroom with En-Suite Shower Room, Cloakroom

First Floor

Main Bedroom with Dressing Area and En-Suite Bathroom, Three Additional Bedrooms, Study/Bedroom 5, Family Bathroom

Outside

Off Road Parking For Multiple Vehicles, Detached Two Storey/One bedroom Lodge House, Timber Outbuildings, Gardens and Grounds Extending to Approximately 0.3 Acres

Guide Price £1,250,000



FLOOR PLAN

Maurys Lane, West Wellow, Romsey, SO51

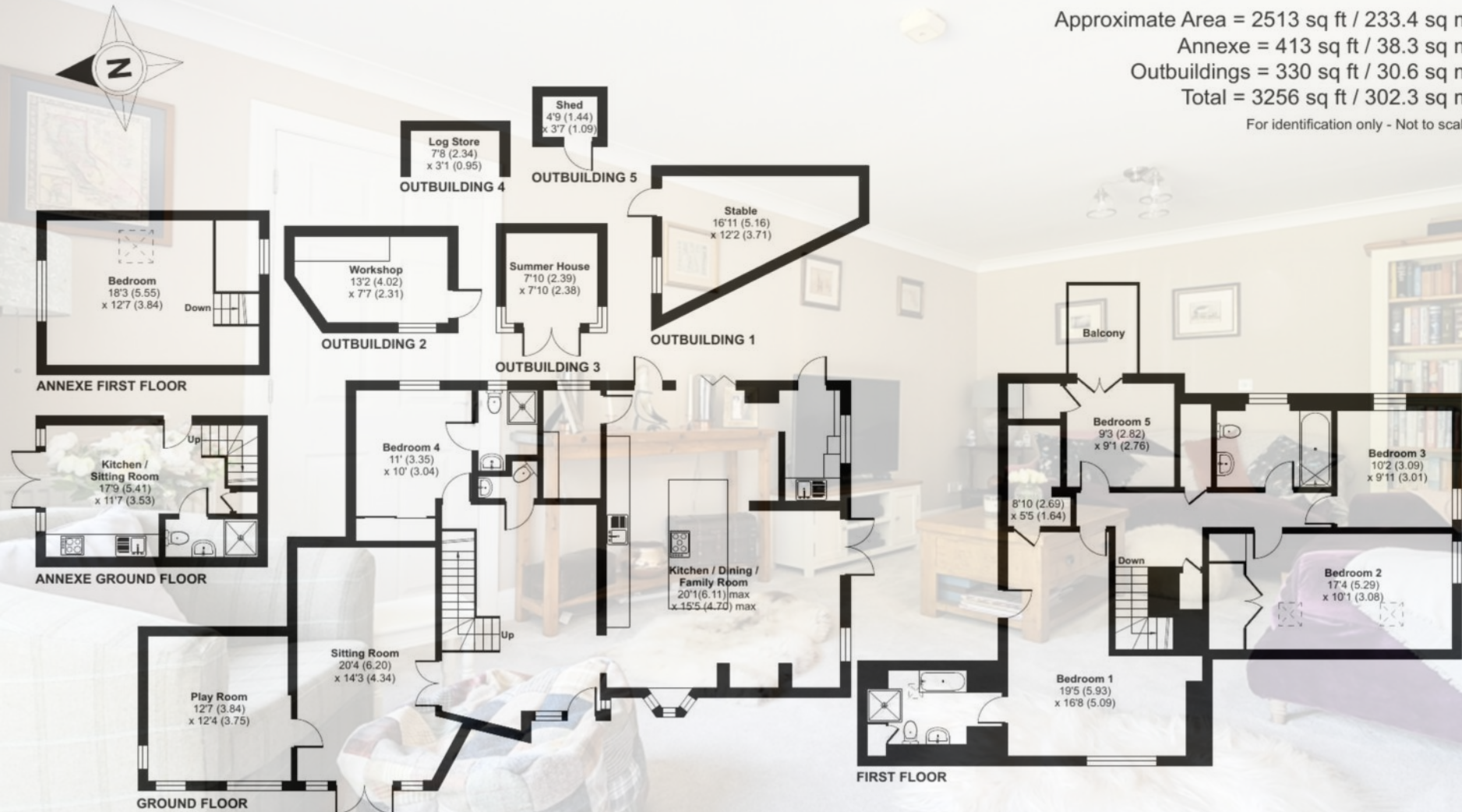
Approximate Area = 2513 sq ft / 233.4 sq m

Annexe = 413 sq ft / 38.3 sq m

Outbuildings = 330 sq ft / 30.6 sq m

Total = 3256 sq ft / 302.3 sq m

For identification only - Not to scale





The Property

The ground floor accommodation has been cleverly reconfigured and completely refurbished to offer wonderful open spaces in keeping with a modern-day lifestyle.

The focal point of these newly arranged spaces is a quite magnificent, double aspect kitchen/family/dining room, created from the former kitchen and living room, and offering a fantastic space for both cooking and entertaining. The kitchen offers a full length of fitted units and built-in Neff appliances, together with an extensive island unit with breakfast bar. Silestone quartz worksurfaces add to the quality, while a new walk-in pantry further enhances everything this room has to offer. The main sitting room is set to the other side of the entrance hall with front aspect windows overlooking the driveway. Set off the sitting room is an additional reception space offering options for a variety of uses. A ground floor bedroom with built-in storage and an en-suite shower room, and a separate cloakroom completes the ground floor layout.

To the first floor, a spacious landing provides access to all first-floor rooms, including the impressive principal bedroom. This well-appointed space features a walk-in wardrobe and a stylish, recently fitted, full en-suite featuring a shower cubicle and separate bath. Further rooms to the first floor include three additional bedrooms, two of which feature built-in storage, and one, double doors opening onto a private balcony offering elevated views across the beautiful fields that border the rear garden. All three of these remaining bedrooms are served by a modern family bathroom.





Outside

This lovely home is set within well maintained and secluded grounds measuring approximately 0.3 acres.

To the front, there is a large driveway providing off road parking for multiple vehicles and access to a converted stable, now used for storage, and a separate two storey lodge offering accommodation that can be used for multi-generational living, guest accommodation or an additional income stream.

The rear garden is predominantly laid to lawn and beautifully planted with an array of established flowerbeds and mature trees.

Set within the grounds is a wooden storage shed, log store and additional workshop. A paved seating terrace adjoins and wraps around each side of the property creating an ideal area for outdoor dining and entertaining.



The Situation

Set towards the end of a private track off one of the most prestigious roads in the village, this lovely property enjoys a peaceful position along the charming and private Maurys Lane. The picturesque and characterful village of West Wellow, located to the south-west of Romsey, is ideally positioned for easy access to the New Forest National Park as well as excellent road connections via the A36, M27, and beyond.

This sought-after location benefits from a range of nearby local amenities, including shops, traditional public houses, and highly regarded schools, making it a desirable setting for both families and those seeking a rural lifestyle with modern convenience.



Additional Information

Energy Performance Rating: D Current: 61 Potential: 78

Council Tax Band: F

Local Authority: Test Valley

Tenure: Freehold

Heating: Gas Central Heating

Services: All mains services connected

Drainage: Public

Broadband: Broadband with speeds of approximately 61 Mbps (Ofcom)

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

Property Video

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



Important Information

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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