



Furze Cottage

Ryedown Lane, East Wellow, Romsey, SO51 6BD

SPENCERS
ROMSEY





FURZE COTTAGE

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A stunning country residence, set in the heart of the Hampshire countryside, offering around 10,000 sq. ft. of upgraded living space and outbuildings, all within approximately 5.25 acres of private, mature grounds.

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Laundry Room, Utility Room, Orangery, Conservatory, Cloakroom

First Floor

Principal bedroom with Separate Dressing Room and En-Suite Bathroom, Four Additional Bedrooms (2 En-Suite), Family Bathroom

Outbuildings

Four Car Garage with One Bedroom Apartment Above and Extensive Storage Below, Cottage, Barn, Substantial Outbuilding with Loft Space Above, Garden Store/Tractor Garage, Bomb Shelter, Workshops

Outside

Gardens, Grounds and Woodlands Extending to Approximately 5.25 Acres, Tennis Court

£1,895,000





The Property

The main entrance, set to the rear of the property, opens into a spacious reception hall laid with high-quality porcelain tiles that extend throughout much of the ground floor, complementing the neutral and elegant décor. The generous and versatile living spaces include a formal sitting room with bespoke media surround, a study, snug with open fireplace and a spectacular 57ft orangery extending the full width of the property and overlooking the mature gardens. At the heart of the home is the stylish kitchen/breakfast room, equipped with an extensive range of two-tone cabinetry and premium integrated appliances including a Rangemaster induction cooker with downdraft extractor, American fridge freezer, separate fridge and freezer, dishwasher, combi oven, coffee machine, and additional twin larder cupboards. A well-fitted laundry room and a practical utility room complete the ground floor.



The bright and airy galleried landing links to five double bedrooms, all fitted with built-in storage facilities. The principal bedroom suite benefits from a walk in dressing room, private balcony and contemporary en-suite shower room with underfloor heating. Bedrooms two and three both boast en-suite shower rooms fitted to the same high standard with a fitted dressing room to bedroom two. The remaining two bedrooms are served by a luxury family bathroom fitted with both a shower and bath. The first floor also benefits from a large, shelved airing cupboard.

This outstanding property offers exceptional space, high-end finishes, and thoughtful design, creating a truly impressive family home.



Ryedown Lane, East Wellow, Romsey, SO51

Approximate Area = 5302 sq ft / 492.5 sq m (excludes shed)

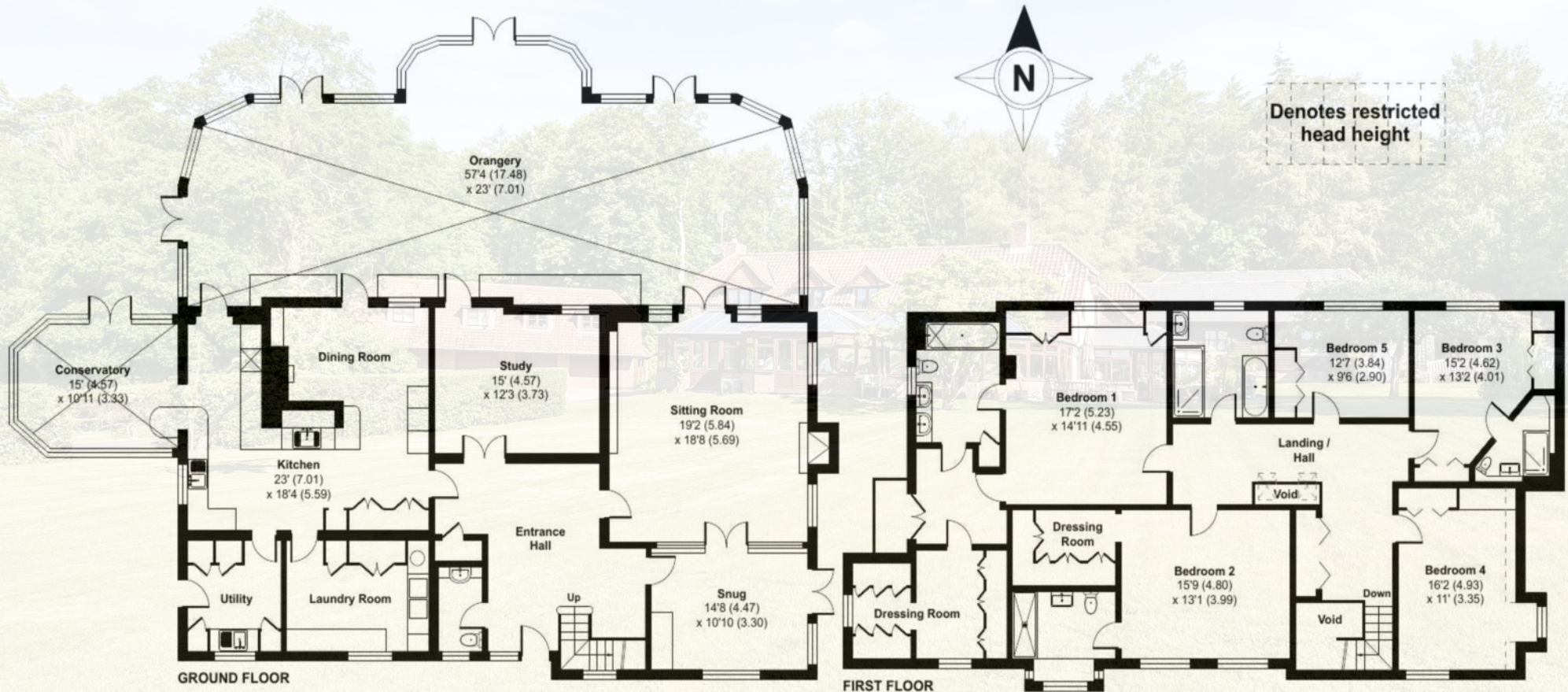
Limited Use Area(s) = 218 sq ft / 20.2 sq m

Garages = 1894 sq ft / 175.9 sq m

Outbuildings = 2592 sq ft / 240.8 sq m

Total = 10006 sq ft / 929.4 sq m

For identification only - Not to scale













The Cottage, Garage & Annexe

Set alongside the main residence is a substantial, detached four car garage and workshops, with large store area below. Above the garage is a self-contained annexe finished to a high standard and offering an open-plan living space with fitted kitchen, double bedroom with built-in wardrobes, and a modern shower room. This extensive space is ideal for multi-generational living, guests, or rental opportunities.

Behind the house lies 'The Cottage', a charming, detached outbuilding, thoughtfully refurbished with its own reception area, shower room and kitchenette. With its cosy log-burning stove, it is perfect for use as a home office, guest suite, or artist's retreat.

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Approximate Area = 5302 sq ft / 492.5 sq m (excludes shed)

Limited Use Area(s) = 218 sq ft / 20.2 sq m

Annexe = 717 sq ft / 66.6 sq m

Garages = 1177 sq ft / 109.3 sq m

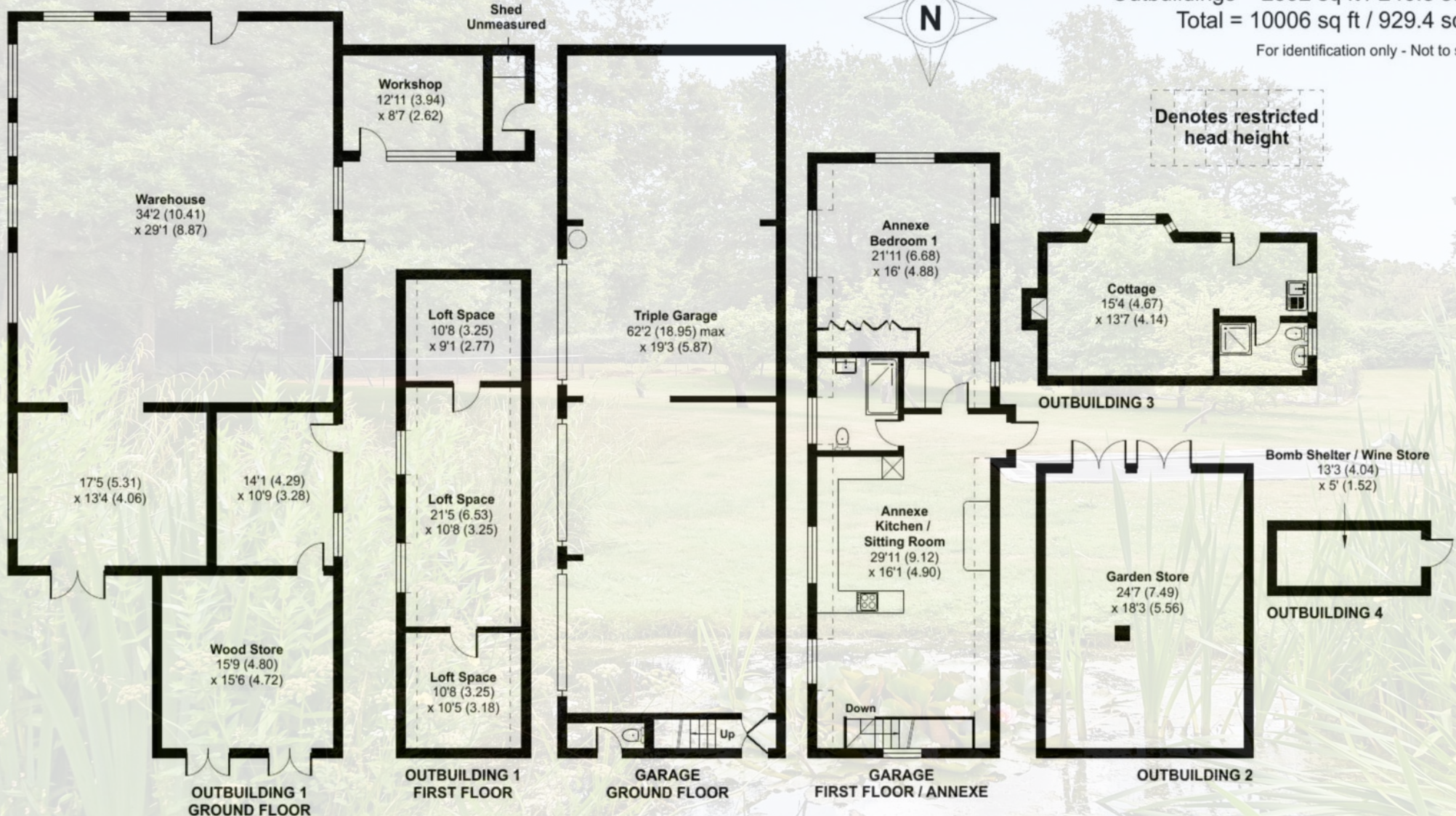
Outbuildings = 2592 sq ft / 240.8 sq m

Total = 10006 sq ft / 929.4 sq m

For identification only - Not to scale



Denotes restricted
head height





Outside

Other outbuildings include a large warehouse/barn and attached stores with dual loft spaces, workshop, bomb shelter/wine store and general garden store. The private landscaped grounds are well tended and predominantly laid to lawn with a woodland area to the rear, with ponds, a vegetable/fruit garden, tennis court and sun terrace to relax and enjoy the stunning views.



Property Video

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





Directions

From Romsey, head out on the A3090 towards Ower. Take the right hand turning into Ryedown Lane and the property can be found on the right-hand side, just before the golf Course.

Services

Energy Performance Rating: D Current: 61 Potential: 71

Council Tax Band: G

Local Authority: Test Valley

Tenure: Freehold

Drainage: Private

Services - Main House - Gas fired central heating

Annexe over Garage - Electric heating

The Cottage - Electric heating

Broadband: Broadband with speeds of approximately 42 Mbps (Ofcom)

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





The Situation

This impressive property occupies an idyllic and convenient location in Ryedown Lane overlooking open countryside yet within minutes of the M27 and the pretty town of Romsey. Wellow is well served with traditional village amenities including a post office, golf course, convenience store, a choice of butchers, pharmacy and public house. Excellent local schooling for children of all ages is available, and the property also falls within the catchment area for the highly regarded Embley School. The beautiful New Forest National Park is close by and offers a wealth of outdoor activities and places of natural beauty to visit and explore.

Agents Note

The property offers a significant opportunity for multiple income streams by way of the existing ancillary accommodation above the garage, detached cottage and large warehouse, which could be converted and utilised in a similar manner (subject to the necessary planning consents being granted).



Important Notice

Spencers 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 for 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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