



Acorn House

*Romsey Road, East Wellow, Romsey, SO51 6BG*

SPENCERS  
ROMSEY





*An exceptional brick and flint new-build residence set within one acre of glorious gardens, with the added opportunity to purchase the property as a plot and create your perfect home.*

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#### **Ground Floor**

Reception Hall, Sitting Room, Playroom, Study, Kitchen/Dining/Family Room, Pantry, Utility, Cloakroom

#### **First Floor**

Principal Bedroom with Walk-In Wardrobe and En-Suite Bathroom, Bedroom 2 with En-Suite Shower Room, Bedroom Three with En-Suite Shower Room, Bedrooms Four and Five, Family Bathroom

#### **Outside**

Gated Driveway and Garaging, Two Patios, Gardens and Grounds Extending to 1 Acre

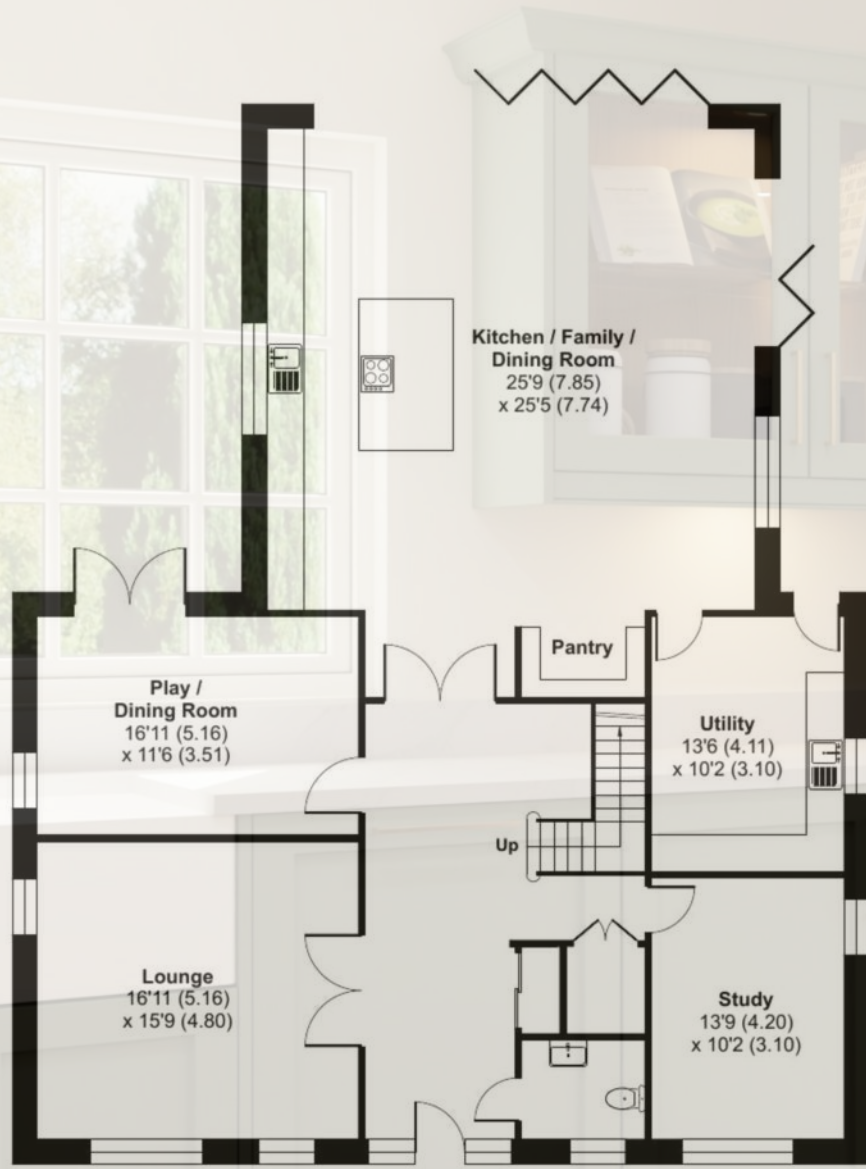
**Guide Price £1,800,000**



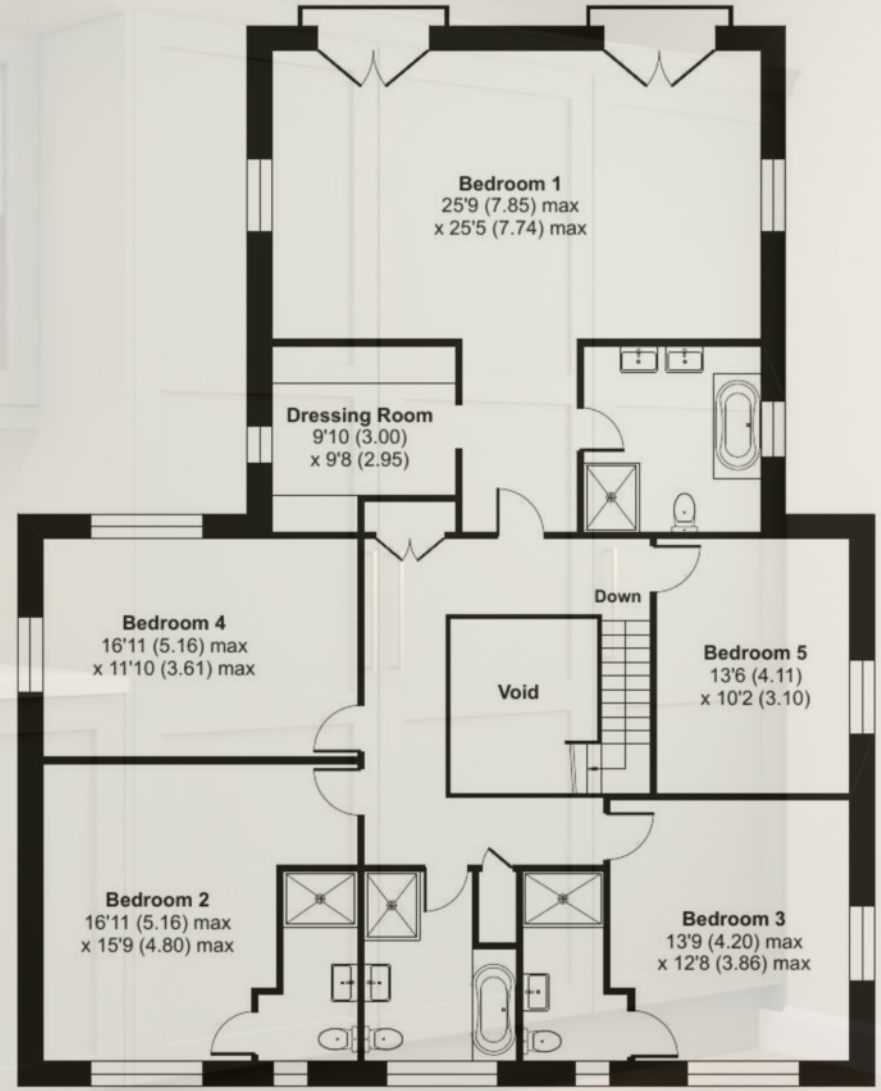
# Acorn House , Romsey , SO51 0BG

Approximate Area = 3670 sq ft / 340.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



## The Property

**A rare opportunity to create a bespoke brick and flint home. This striking new residence, now under construction and due for completion in December 2026, offers buyers the chance to work closely with the developer to shape the layout, specification, and finishes to suit their lifestyle.**

Designed in a timeless traditional style that reflects local architectural heritage, the approved scheme combines classic brick and flint detailing with contemporary design and high-quality construction. As building has recently commenced, purchasers can, subject to stage and agreement, influence key elements including internal configuration, kitchen and bathroom design, materials and finishes—creating a home tailored to their individual needs.

The planned layout centres on a triple-aspect open-plan kitchen/dining/family room with island and full width bi-fold doors to the garden, complemented by a formal sitting room, playroom and study.

Upstairs, a principal suite with dressing room and en suite features two Juliet balconies, and is joined by further en-suite bedrooms and a family bathroom. There remains flexibility to refine room arrangements and detailing in collaboration with the developer.

With an emphasis on craftsmanship, energy efficiency and longevity, this is an exceptional chance to secure a brand-new home and play a meaningful role in bringing a distinctive, high-quality property to life.

The house is heated by an energy efficient heat pump, with under floor heating, complemented by PV panels and battery storage.





## Outside

The property benefits from a strong relationship with its natural surroundings and is further complemented by generous grounds extending to approximately one acre, offering exceptional views of Embley Park and the surrounding countryside. This impressive plot provides outstanding potential for landscaped gardens, outdoor entertaining, and family enjoyment, together with scope for future enhancement, subject to the appropriate consents. The scale and quality of the setting are particularly notable and increasingly rare for a newly constructed home of this standard, significantly enhancing the property's appeal and setting it apart from more typical new-build offerings.

## Location

East Wellow retains a charming rural character, surrounded by beautiful open countryside and farmland, while still offering excellent commuter convenience with easy access to the M27 and A36. The area benefits from highly regarded schooling for all ages across both state and independent sectors, along with a wide range of recreational facilities.



The village is well served by traditional amenities, including a convenience store, a selection of butchers, a pharmacy, and a public house. The nearby market town of Romsey lies just a short distance away and provides a broader array of shops and services. In addition, the stunning New Forest National Park is close at hand, offering an abundance of outdoor pursuits and exceptional natural landscapes to enjoy and explore.

For commuters, there are excellent transport links, with regular rail services from Romsey (approximately 5 minutes away) and Winchester railway station (around 25 minutes), both providing convenient access to London.



## Additional Information

EPC: N/A New Build  
Council Tax Band: New Build  
Local Authority: Test Valley

Tenure: Freehold  
Services: Mains water and electric  
Heating: Heat pump, PV panels, battery storage and under floor  
Drainage: Sewage Treatment Plant

Broadband: FFTP - Fibre to the property directly  
Mobile signal/coverage: No known issues, buyer to check with their provider  
EV Charging point installed



## Disclaimer

*CGI photos have been used to provide an impression of how the property will look once completed.*

*All specifications are subject to change at the developers discretion during the construction process.*

## Important Information

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 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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