



Cambria

Crawley Hill, West Wellow, Romsey, SO51 6AP

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ROMSEY





An exceptional detached, family residence, set on approximately 2.7 acres of meticulously landscaped gardens and paddocks, adjacent to the New Forest. The property offers outstanding equestrian facilities, including oversized stables, all-year paddocks, a wash-down bay, solarium, and a private arena.

Ground Floor

Entrance Hallway, Sitting Room, Kitchen/Dining Room, Study, Utility Room, Pantry, Bedroom with En-Suite Shower Room

First Floor

Principal Bedroom with Dressing Area and En- Suite Shower Room, Two additional Bedrooms, Family Bathroom

Outside

Large Parking area with Dual Access Gates, Detached American Barn with 5/6 Stables, Oversize Stables, Purpose-Built Wash Down Bay and Fitted Solarium, Luxury Tack Room, Individual Paddocks (Post & Rail Fenced) + 2 Larger Rear Paddocks with Secondary Stable Block, 40 x 20 Arena with Fibre Sand Surface, Hay Barn/Store and Machinery Store, Gardens and Grounds extending to Approximately 2.7 Acres.

Guide Price £1,350,000



FLOOR PLAN

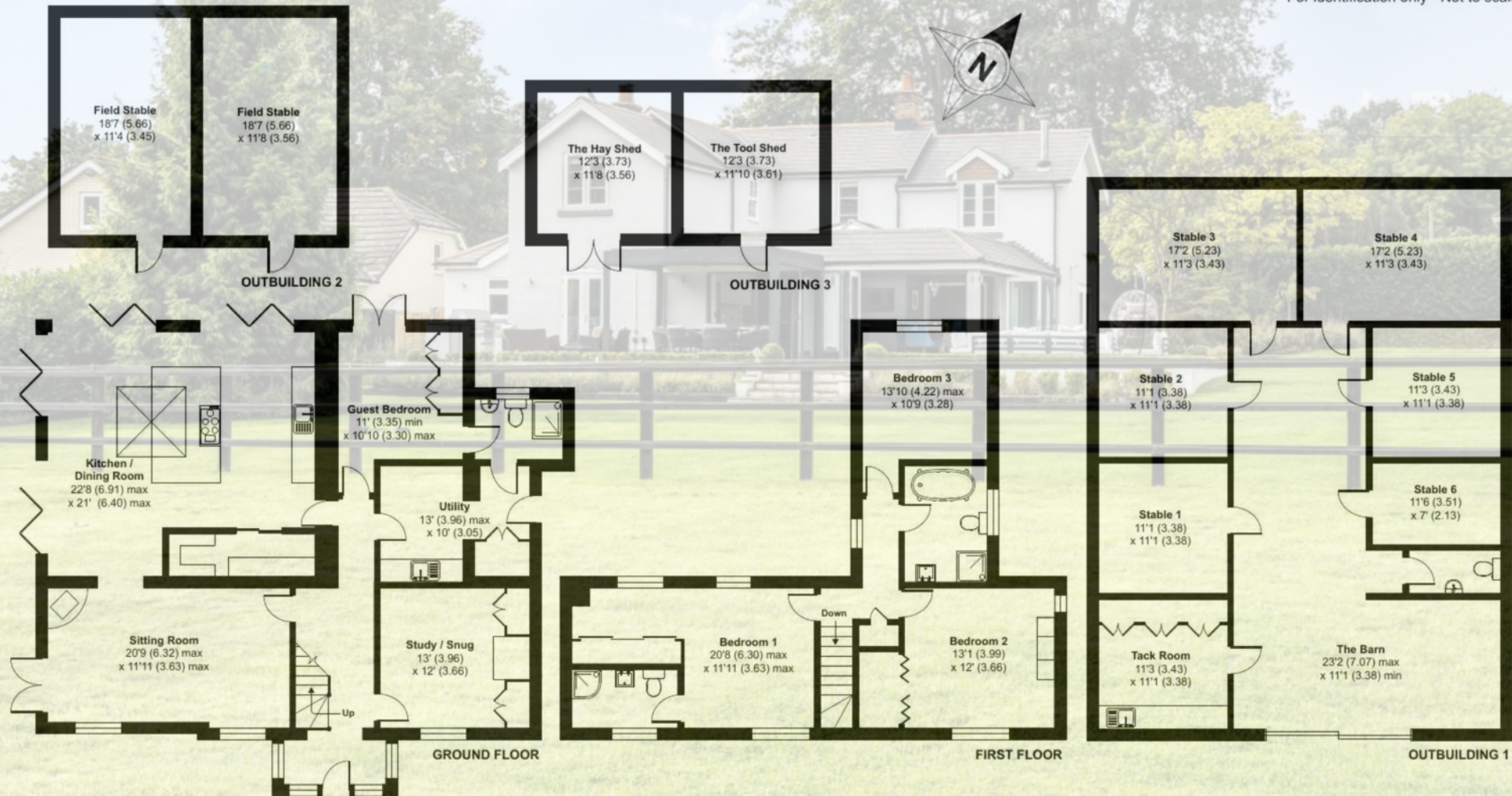
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Approximate Area = 2178 sq ft / 202.3 sq m

Outbuilding = 2359 sq ft / 219.1 sq m

Total = 4537 sq ft / 421.4 sq m

For identification only - Not to scale





The Property

Upon entering, a light and welcoming lobby leads to all principal reception rooms. To one side lies a beautifully appointed study or playroom, complete with bespoke cabinetry and a log burner. The heart of the home unfolds beyond, beginning with an inviting sitting room featuring a charming log burner, seamlessly flowing into the expansive open-plan kitchen and dining area.

The bespoke kitchen boasts exceptional storage beneath pristine Quartz work surfaces, complemented by premium integrated appliances. A striking central island measuring 3m x 1.5m serves as the focal point, with a generous dining area beyond, creating an ideal space for family gatherings and entertaining. Dual-aspect bi-fold doors open onto the garden, extending the living space outdoors. A discreet pocket door reveals a walk-in pantry, and a practical boot room ensures the home remains uncluttered. Completing the ground floor is a guest bedroom suite with an en-suite shower room.

Upstairs, three beautifully balanced double bedrooms await. The principal suite is a contemporary sanctuary, featuring an extensive dressing area and a luxurious en-suite bathroom bathed in natural light. Two further double bedrooms share a stylish family bathroom; all of which are finished to the highest standard.



Property Video

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





Outside

The meticulous attention to detail continues outdoors, where a fully equipped kitchen creates the ultimate setting for al-fresco dining and entertaining. Enhanced with elegant contemporary lighting, this area is perfectly designed for both day-to-day living and special occasions. Surrounded by beautifully landscaped gardens and an expansive lawn, the grounds offer a tranquil retreat with ample space for recreation and relaxation. The property is set back within a private plot, entered through double gates and approached via a sweeping driveway. To the front, there is generous parking and potential to construct a car barn or garage complex (subject to the relevant permissions).

Equestrian Facilities & Grounds

Designed with the discerning equestrian in mind, the facilities here are truly exceptional. A secondary gated entrance leads to a spacious parking area, ideal for lorries and deliveries. The centrepiece is a detached American barn, housing five to six superb stables arranged around a central walkway adorned with chandeliers. The stables include two mare and foal boxes, each oversized and finished to the highest standard.

For convenience and care, there is a purpose-built wash-down bay, a fitted solarium, and a luxurious tack room complete with bespoke cabinetry, a kitchenette, and a separate cloakroom.

The grounds are divided into individually fenced paddocks with traditional post and rail, alongside two larger rear paddocks with access to a secondary stable block, providing all-year turnout options. Adding to the facilities is a recently installed 40 x 20 arena with a fibre sand surface, complemented by a dedicated hay barn/store and a machinery store.

Directions

From the Ower roundabout, take the A36 towards Salisbury. Proceed to follow the A36, passing the RFS Garage on your right-hand side. The property is the fourth property on the right after the garage.



Additional Information

Energy Performance Rating: C Current: 73 Potential: 80

Council Tax Band: F

Local Authority: Test Valley

Tenure: Freehold

Heating: Electric

Services: Water, gas and electric

Drainage: Private/Small sewage treatment plant

Broadband: FTTC and broadband with superfast speeds available at the property (Ofcom)

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

Tree Preservation Order (TPO): The property is affected by a Tree Preservation Order.

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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