



CHARLES POWELL
ESTATE AGENTS

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Avocet House
West Wellow
£1,495,000

Agents Comments

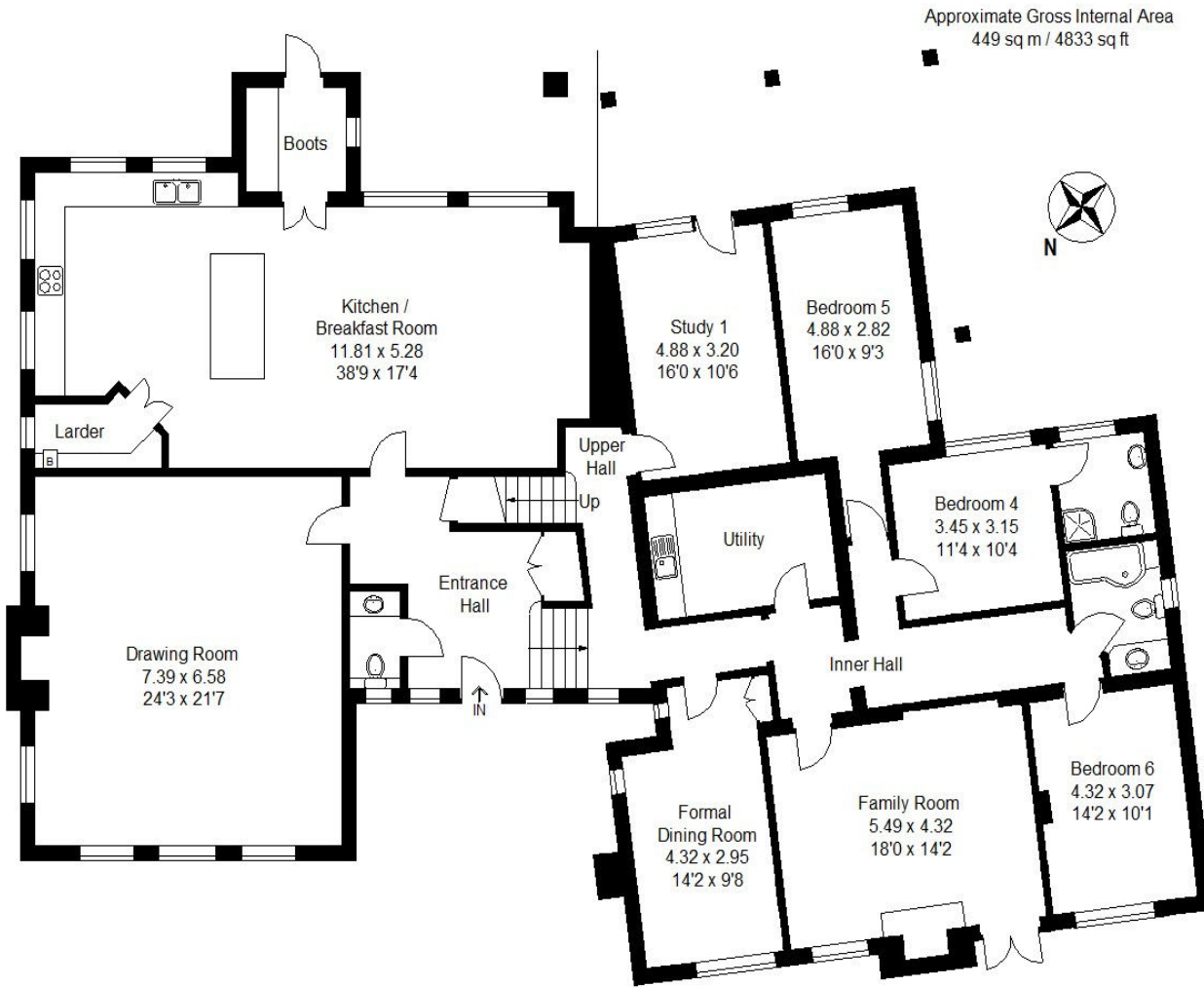
It is rare to find such a substantial unique residence offering privacy and seclusion set within the heart of a village.



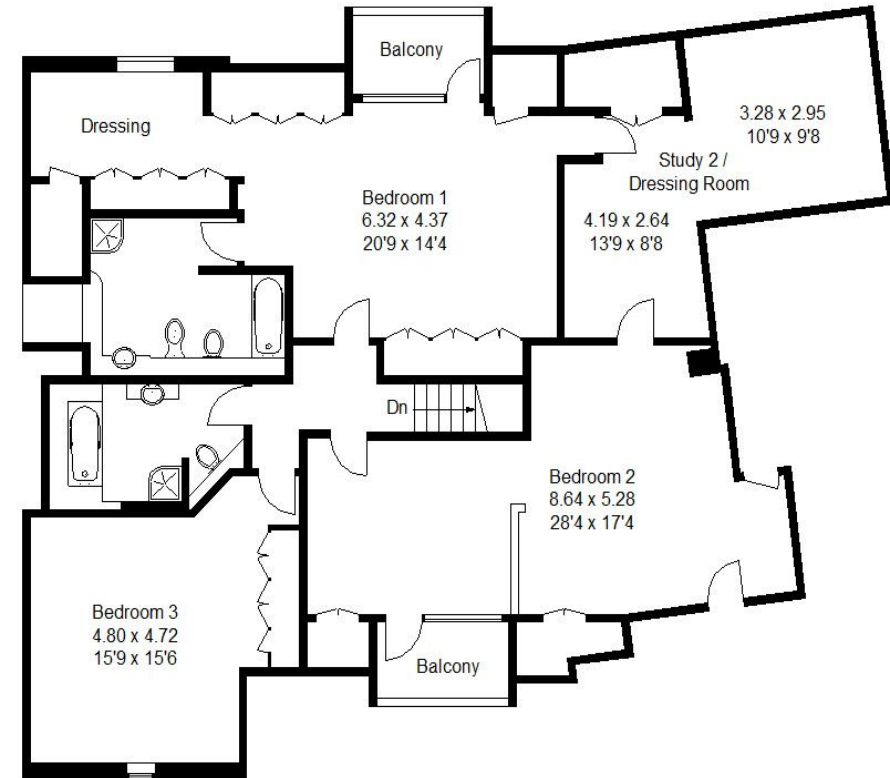


Agents Comments

The versatility of Avocet House is exceptional both inside and out. The host of reception rooms can be adapted to suit every need and the flexibility of formal and informal gardens offer something for the equestrian, gardener and avid entertainer.



Ground Floor



First Floor

Plan not to scale and is for illustrative purposes only. All internal spaces attached to the main property are included in the floor area stated. Dimensions, North point and all other items are approximate and should not be relied upon. 3D plans do not represent the state of the property. LJT Surveying Ringwood

Avocet House

West Wellow

SO51 6AR

Summary of Features

- ❏ Stunning unique residence in ten acres of impressive grounds
- ❏ A rural and private setting yet within the heart of the popular village of West Wellow
- ❏ Delightful well proportioned rooms with flexibility and versatility in their usage
- ❏ Excellent commuter access and within walking distance of village amenities and open New Forest
- ❏ Striking kitchen breakfast and beautifully styled formal drawing room
- ❏ Energy efficient features and underfloor heating

Introduction

Constructed of an attractive natural Bath stone exterior, Avocet House is a beautiful, uniquely designed country residence set within ten acres of complete seclusion combining remarkably mature formal gardens with extensive paddocks, a small lake, orchard and a recently constructed impressive swimming pool complex. Although occupying a perfectly tranquil position, this substantial home extending to 4833sqft of well proportioned rooms, enjoys an idyllic setting within the heart of the village of West Wellow, accessible to all of its traditional amenities and within walking distance of the open New Forest. Much thought was given to the refurbishment and design to create flexible and imaginatively planned ground floor accommodation including an impressive kitchen living room offering wonderful entertaining space and a beautifully styled sitting room amongst a host of further reception and bedrooms. The contemporary styling fuses seamlessly with the characterful older part of the house which offers charming features associated with its era.

On the first floor are three exceptional bedroom suites, each with their own individual features and accessories.

Although an ideal large family

residence, Avocet House also offers the versatility to utilise its several outbuildings in conjunction with the land to create a desirable equestrian complex or indeed the option of self contained annex facility.

Description


Upon entering Avocet House one is immediately impressed with the diversity of its accommodation and ample storage space. Solid oak flooring with underfloor heating flows through the house to the stunning and spacious kitchen breakfast which is the hub of the home enjoying views and access to the formal gardens. Equipped with extensive handcrafted bespoke units of oak work tops, the kitchen area benefits from an excellent, socialable central island offering informal dining and a separation from the living space. A large pantry and boot room provide practical storage space. The large drawing room has been recently upgraded to provide bespoke, stylish fitted furniture and is centred upon an elegant stone fireplace with log recess and inset Jetmaster stove. Large windows with a dual aspect make this an impressive entertaining or relaxation room. On the opposite side of the house is the snug or family room which features an attractive brick arch fireplace, original exposed beams and doors to the front garden. There are two further reception rooms

providing a dining room and study with three bedrooms served by two ensuite facilities but all offer flexibility to be utilised as needed. A central utility room and cloakroom complete the ground floor accommodation.

On the first floor the master bedroom suite is vast with extensive wardrobe space, dressing area and balcony overlooking the rear gardens. It is served by a large ensuite bathroom and accesses a quirky study space which could serve a multitude of purposes. Bedroom two is a delightful split level room, also enjoying a balcony and as with the large third bedroom, is served by the well proportioned family bathroom.

Outside

The property is approached via automated gates and an extensive shingled driveway passing the natural pond leading to the large triple car port and storage barn. The formal gardens have been beautifully designed, enjoying various seating areas and terraces, fish ponds with crossing bridge, a large fire pit, all interspersed with neat lawns and well stocked borders. The central garden area is dominated by the excellent swimming pool and terrace, served by a pretty pavilion hosting the changing rooms, a summer house and covered barbecue area. There are large paddocks, an orchard, meadow land and a host of other outbuildings.

Energy Performance Certificate 

Avocet House, School Road
West Wellow, ROMSEY
Hampshire
SO51 6AR

Dwelling Type: Detached house
Date of Assessment: 25/09/2007
Date of Certificate: 25/09/2007
Reference Number: 0663-6721-4130-2205-0022
Total Floor Area: 545.71 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	
Current	Potential

Environmental Impact (CO ₂) Rating	
Current	Potential

England & Wales EU Directive 2002/91/EC


The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	118 kWh/m ² per year	112 kWh/m ² per year
Carbon Dioxide Emissions	12 tonnes per year	12 tonnes per year
Lighting	£222 per year	£222 per year
Heating	£1229 per year	£1153 per year
Hot Water	£213 per year	£213 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

 Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Location

West Wellow enjoys a strong community spirit and excellent access to Salisbury and the M27 via the nearby A36. The desirable village of Wellow is host to a variety of amenities including a pharmacy, butchers, newsagent and public house. It is also well provided for in sporting facilities with a local tennis club, golf course and cricket ground. Whilst enjoying the close proximity of the historic New Forest, excellent commuter links are available in addition to highly regarded schooling both state and private.

Agents Notes

The property is served by mains drainage and oil fired underfloor heating.

Directions

From our office in West Wellow take the A36 to the Wellow roundabout doubling back onto the A36. Shortly after this, turn left into School Road. Follow this road to the end and continue onto the gravel farm track. Avocet House is found at the end of this track on the right.



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01794 322999

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