



Woodside

East Wellow £1,650,000



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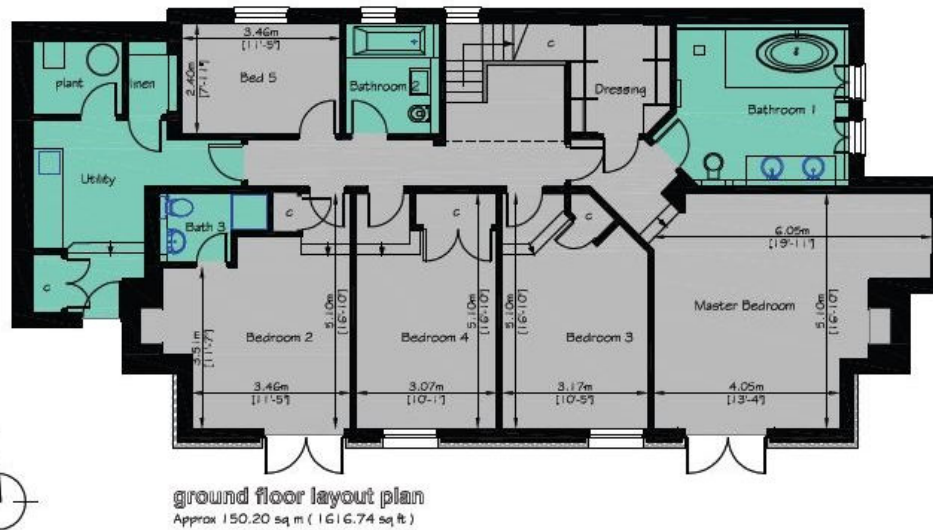
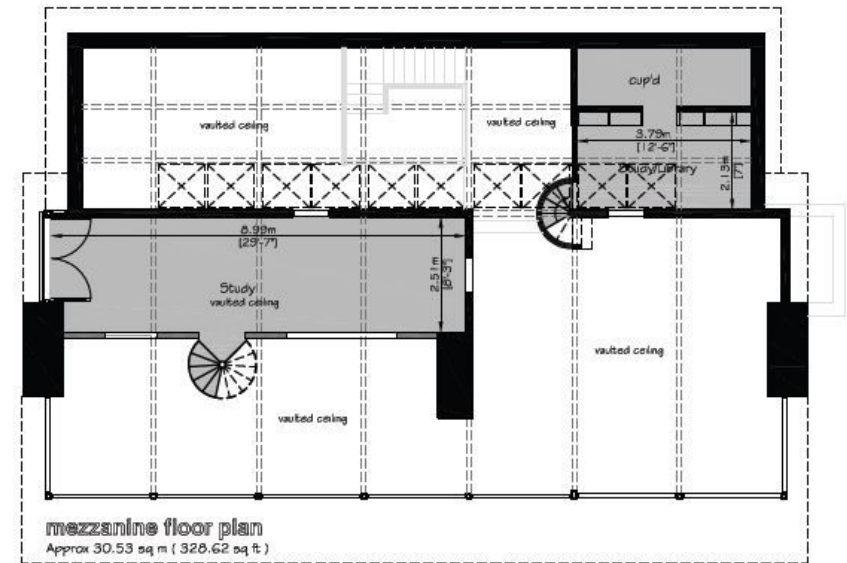
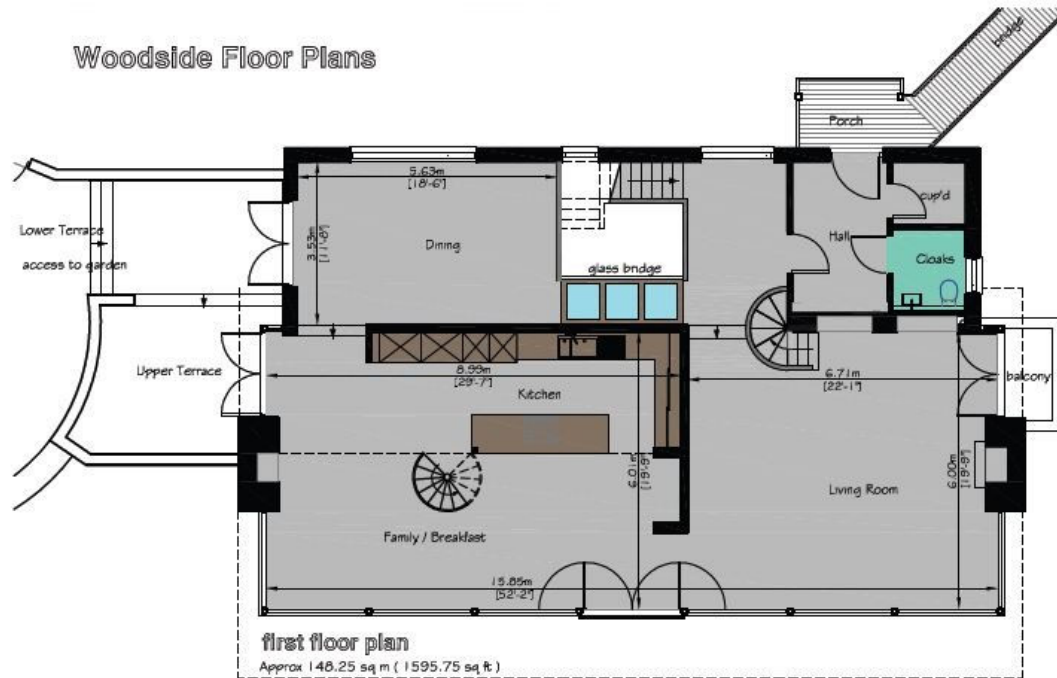
Our visitors are always blown away by the dramatic double-atrium living spaces on the first floor. The views through the panoramic windows over our gorgeous garden and toward the New Forest never fail to stir us throughout all weathers and seasons.



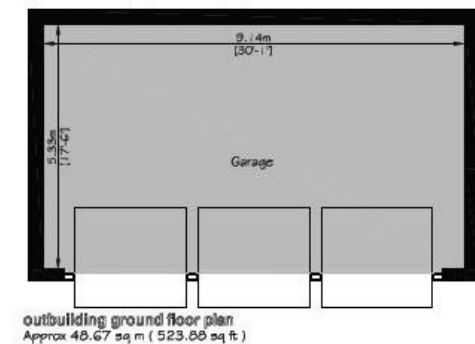
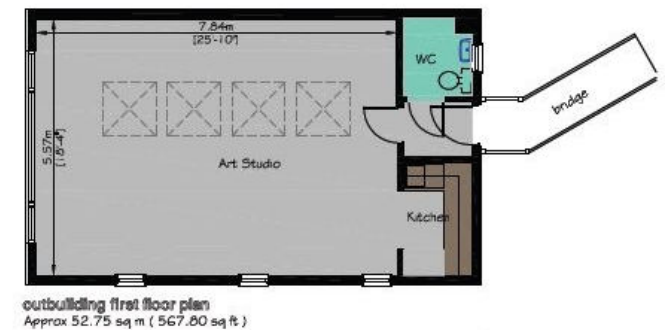
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Woodside Floor Plans



Total Area Approx 430 sq m (4633 sq ft)



Floor plans based on original drawings produced by Sherlock Boswell Architecture. Plans not to scale and are for illustrative purposes only. All internal spaces are included in the stated floor area. Dimensions, north point and all other items are approximate and should not be relied upon.

Woodside East Wellow SO51 6DN

Summary of Features

- ✕ Unique and stunning five bedroom contemporary home
- ✕ Exquisite open plan first floor with breath taking views over beautifully landscaped gardens
- ✕ Stylish design features and mezzanine floor levels
- ✕ Luxurious bathroom suites
- ✕ Private plot approaching 1.5 acres within a mature sylvan setting
- ✕ Impressive first floor studio with annexe potential
- ✕ Triple garage block and generous parking
- ✕ Opportunity to extend further, STPP
- ✕ Central vacuming system, integrated audio security system
- ✕ Oil fired underfloor heating and private drainage

Introduction

Arguably one of Romsey's most unique and iconic contemporary homes extending to an impressive 4633sqft having been a finalist of Grand Designs in 2009. Set within exclusive and beautifully landscaped private grounds approaching 1.5 acres, this striking home has been architecturally designed to provide an extensive open plan styling with excellent use of glazing to afford magnificent views and gloriously bright accommodation.

Cleverly arranged so that both the ground and first floor levels directly access the gardens, Woodside incorporates such an intricate level of design to provide delightful features including a double atrium style ceiling, elegant mezzanine floors, elaborate lighting, clever storage and a feature glass floor walkway.

The luxurious interior hosts Starck Duravit sanitary ware throughout, a stylish and practical kitchen living room and magnificent sitting room enjoying the back drop of the full width and height glazing with breathtaking views over the established south facing gardens.

Constructed in Zinc and natural slate roof with a combination of cedar boarding, white render and dry stone walling, the property affords a high degree of energy efficiency, complementing its wholly striking décor and design. Supplementing the main living accommodation is the excellent vaulted studio above the garage which could easily lend itself to conversion to a self contained annex for guest accommodation.

Description

A contemporary hardwood front door opens into the entrance hall which offers access to a luxurious cloakroom, a cloaks cupboard and the principal living area. Upon entering the house, the intricate design is immediately apparent including curved walls, atrium ceilings of Scandinavian Glulam beams and clever recessed display shelving. There are numerous attractive

features to the house, the most impressive being the magnificent use of glass affording much natural light and stunning views to every aspect. The open plan styling to this level offers ultimate contemporary living and there are panoramic windows spanning the breadth and height of this floor overlooking the rear gardens. An exquisite glass walkway leads to the elegant dining area which cleverly accesses the extensive tiered sun terrace via double doors. Steps ascend to the kitchen/breakfast room which also features doors to the garden and an impressive bespoke oak kitchen with stylish polished concrete worktops. A central island provides a breakfast bar and further cabinets with wine rack. Integrated Siemens appliances include an induction hob with extractor, two ovens and warming drawer, wine cooler, coffee machine, dishwasher and fridge freezer. There are additional larder cupboards for storage. The oak flooring flows through to the beautiful sitting room which enjoys a balcony to the side garden and Juliet balcony overlooking the rear. The sitting room hosts recessed display shelving and modern drawer units and is centred upon a contemporary fireplace with potential for installation of a woodburning stove. A curved wall with staircase and courtesy lighting ascends to the library which is a wonderful resting place. A spiral staircase from the kitchen leads to a further mezzanine floor hosting an excellent office, galleried to the kitchen with built in desks and cabinet space. Glazed panels in the gallery and apex windows to the side allow views to the garden.

On the lower level are five well proportioned bedrooms, two with ensuite bathrooms, a luxury family bathroom and a useful laundry/utility room which offers plumbing for appliances, a large storage room, plant room and door to the sun terrace. The master bedroom suite is exquisite featuring a dual aspect with double doors to the sun deck, an open plan dressing room and striking ensuite wetroom with built in rain head shower, stylish ellipse bath, twin circular basins with floating oak shelf and low level WC. All the bedrooms are of excellent

dimensions, many offering built in wardrobes with the guest facility featuring doors to the sun deck and an ensuite shower room.

Studio

With its own private walkway, the studio is an impressive addition, benefitting from electric heating, a kitchen and WC, large enough to accommodate a shower room. The studio is beautifully vaulted with exposed painted beams and a full height apex window overlooking the gardens. It could easily be adapted to a large self contained annex if required, subject to usual consents.

Outside

Via an automated gate, a long sweeping driveway passes through the stunning, mature landscaped gardens culminating in a turning and parking area fronting the house and a triple garage block. A decked walkway approaches the front door and a pebble stone dry moat encircles the house. The detail of landscaping to Woodside is exceptional and the gardens approaching 1.5 acres provide the highest degree of privacy and seclusion with all year round screening and colour. The rolling lawns are shaped by a host of carefully arranged borders of established specimen trees and shrubs culminating in a sylvan backdrop and meandering woodland walks. Adjacent to the house is a wonderful 'circular' patio with curved walling, a central border and built in seating. Steps ascend to a further entertaining area accessing the house. A large decked expanse and rockery is an ideal venue to enjoy the sunny aspect.

Agents notes

The property is served by oil fired central heating via underfloor heating plus a hot water system for heated towel rails in the bathrooms. There is private drainage.

EPC rating- D



Location

East Wellow enjoys excellent transport links to nearby cities of Winchester, Salisbury and Southampton. With the M27 motorway just a few miles along the A36, commuting to London or the West country is easy. Rail links from Southampton Parkway or Winchester are close by taking you to London Waterloo, Oxford, Reading, Birmingham and the North; Romsey Station offers regular trains to the West and East. Southampton Airport is close-by as are the ports of Southampton and Portsmouth for cross Channel ferries and cruise ships. Via the A27, Woodside is 2.6 miles away from the heritage market town of Romsey with its beautiful ancient Abbey at the centre as well as parks, sports facilities, The Rapids public swimming pool, many supermarkets, independent shops, a large art and craft gallery, cafes, pubs and restaurants. Wellow is well-served with traditional village amenities including a post office, convenience store, a choice of butchers, pharmacy and public house. Excellent local schooling for children of all ages is available and the beautiful New Forest National Park is right on the doorstep and the South coast just a few miles away – offering riding, sailing, cycling, beaches and many outdoor pursuits.

Directions

From our offices in West Wellow turn right onto the A36 and left into Whinwhistle Rd continuing onto Woodington Rd then second right into Embley Lane (on a bend, approx.. 2 miles from A36), Woodside is approximately a quarter of a mile along on your left. From Romsey, on the A27, turn left into Embley Lane shortly after Hampshire Collegiate School entrance on LHS and Woodside is the fourth house on the RHS. The grey gates will open automatically towards you when you pull up 2 or 3 metres in front of them to wait; drive right up and park behind the house where you will see the walkway to the front door.



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