



6 Rowden Close | £595,000  
West Wellow, Romsey, SO51 6RF





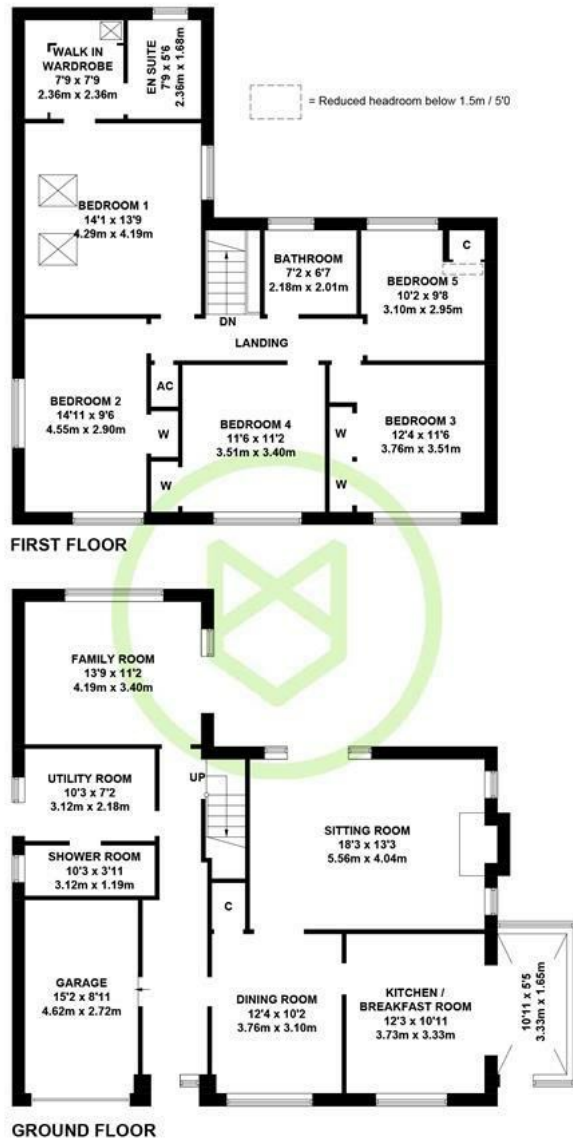
6 Rowden Close  
West Wellow, Romsey, SO51 6RF

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# Summary

A beautifully presented and modernised detached home, offering over 2000 sq. ft of space, ideally positioned close to the local amenities in West Wellow. The accommodation comprises five bedrooms, walk in wardrobe and luxury en-suite to bedroom one, family bathroom, sitting room, dining room, family room, kitchen/breakfast room, utility room, ground floor shower room, southerly facing rear garden, driveway parking and garage.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1171 SQ FT / 108.8 SQ M  
FIRST FLOOR = 1016 SQ FT / 94.4 SQ M  
TOTAL = 2187 SQ FT / 203.2 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID 1045019)

# Summary

- Generous five bedroom detached house
- Southerly facing rear garden
- Driveway parking and garage
- Positioned close to West Wellow village shops and amenities
- Over 2000 sq.ft of space
- Five bedrooms, walk in wardrobe and en-suite to bedroom one
- Sitting room, Dining room, family room and kitchen/breakfast room
- Utility room and ground floor shower room

# EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

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## Ground Floor

The welcoming entrance hallway provides access to the dining room, family room, utility room and garage. The dining room provides ample space for a dining suite, there is access to under stairs storage and doors lead to the kitchen/breakfast room and sitting room. Located at the rear the home. the sitting room has a pleasant double aspect, doors opening to the south facing rear garden and a fireplace provides the perfect focal point. The kitchen/breakfast room overlooks the front of the home, it is fitted with a range of cupboards and drawers, integrated appliances include a 'Rangemaster' oven with extractor hood over, dishwasher and fridge/freezer. An opening leads to the the breakfast area which features fitted blinds. The utility room is fitted with a range of cupboards and a butler sink, there is space and plumbing for the washing machine and tumble dryer, a door opens to the side of the home. The shower room is fitted with a white suite comprising WC, wash basin and WC. The family room enjoys views over the rear garden, this space offers many uses as a room including second sitting room or home office.

## First Floor

The landing provides access to the five bedrooms, the family bathroom and airing cupboard. Bedroom one is large double room with a vaulted ceiling, skylights and views over the garden. A door leads to the walk in wardrobe which has fitted wardrobes, a door leads to the en-suite which is fitted with a modern white suite comprising WC, wash basin, enclosed shower cubicle, heated towel rail, fully tiled walls and flooring. Bedrooms two, three and four are all double rooms and each room benefits from built in wardrobes. Bedroom five is a single room and is currently used as study. The family bathroom is fitted with a white suite comprising WC, wash basin with storage under, corner bath, fully tiled walls and flooring.

## Outside

The landscaped rear garden enjoys a pleasant southerly aspect, a paved area adjoins the rear of the home, there is a well tendered lawn, low maintenance borders and established trees. The front garden is mainly laid to lawn, a gate provides access to the rear.

## Parking

Driveway parking is located to the front of the home, the garage has an up and over door, power, lighting and an internal door opening to the home.

## Location

The picturesque and characterful village of West Wellow is located to the south west of Romsey, perfectly positioned for access to the New Forest and good road links to the A36, M27 and beyond. This popular location benefits from nearby local shops, pubs, excellent schools, tennis, cricket and football clubs, coarse fishing at Headlands Farm Fishery which also has a coffee shop and the popular Wellow Golf Club and fitness centre.

## Sellers Postion

Looking for forward purchase

## Age

1970s

## Tenure

Freehold

## Heating

Gas central heating

## Primary School

Wellow Primary School

## Secondary School

The Mountbatten School

## Council Tax

Band F - Test Valley Borough Council

## Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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