



£1,750,000  
Canada Common, West Wellow, Hampshire

 Henshaw Fox





Canada Common, West Wellow, Hampshire

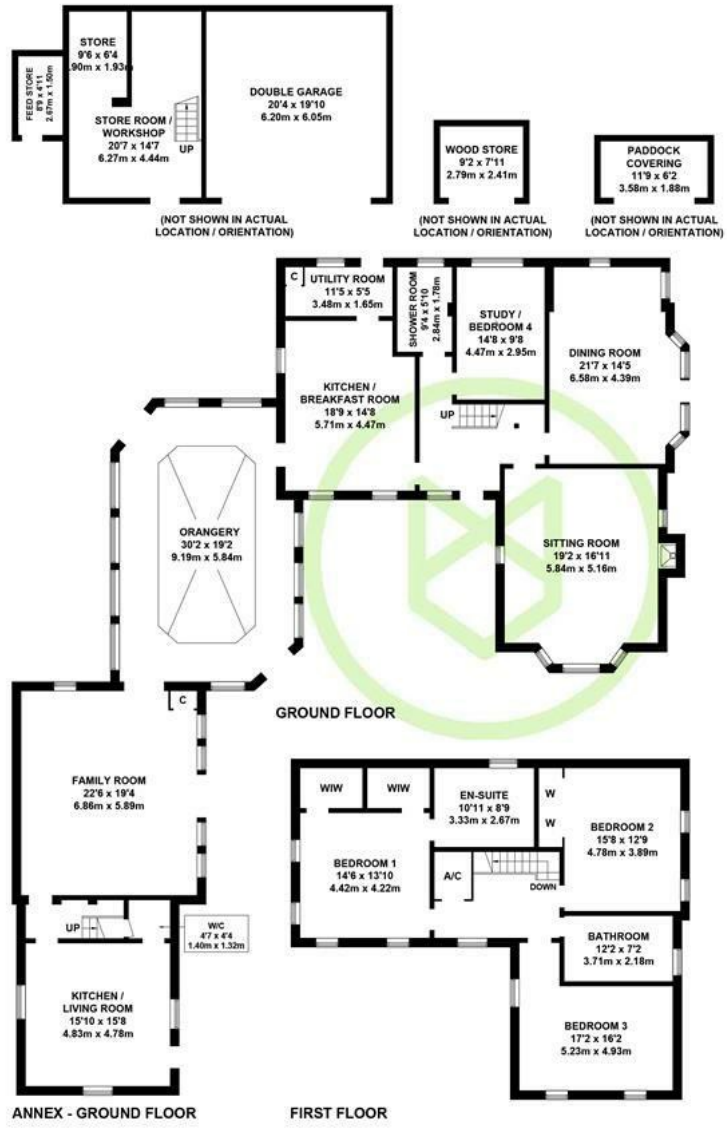
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# Summary

Occupying a most privileged position, directly overlooking the open New Forest, is this wonderful home enjoying approximately 1.80 acres of paddocks and gardens in a tranquil and peaceful setting. The home comprises the principal residence with an adjoining annex, combining to a significant 4170 sq. ft of accommodation. The home can facilitate both multi occupancy and the equestrian enthusiast but could equally be integrated to provide a special family residence. The gardens are beautifully maintained and include a heated swimming pool, an orchard with a host of established trees and a paddock of approximately 0.90 of an acre. Canada Common is a most picturesque setting enjoying stunning views, a revered local public house and excellent commuter access.



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1898 SQ FT / 176.3 SQ M  
 FIRST FLOOR = 1062 SQ FT / 98.7 SQ M  
 ANNEXE - GROUND FLOOR = 768 SQ FT / 71.4 SQ M  
 ANNEXE - FIRST FLOOR = 442 SQ FT / 41.1 SQ M  
 OUTBUILDINGS = 905 SQ FT / 84.1 SQ M  
 TOTAL = 5075 SQ FT / 471.6 SQ M  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1063133)

# Features

- Picturesque New Forest setting fronting onto Canada Common
- Direct Forest access, peaceful gardens and paddocks of approximately 1.80 acres combined
- Main house offering four double bedrooms with a two bedroom annex attached
- Ideal equestrian facility with open New Forest riding
- Gas heating with underfloor heating throughout the principle home
- Outdoor heated swimming pool
- Large double garage and with workshop/store room attached
- No onward chain

# EPC Rating

Energy Efficiency Rating  
 Principal House  
 Current 76  
 Potential 93

Energy Efficiency Rating  
 Annex  
 Current 76  
 Potential 103

# Canada Common, West Wellow, SO51 6DH

## Principal House

The welcoming entrance hallway provides access to the sitting room, dining room, kitchen/breakfast room, study/bedroom and ground floor shower room. The sitting room has a log burner providing the perfect focal point and enjoys a triple aspect overlooking the gardens. The dining room has a pleasant double aspect, a bay window with double doors opening to the gardens, there is ample space for the dining suite, part of the room currently is used as a study area. The kitchen/breakfast room is fitted with a range of high quality storage cupboards and drawers, integrated appliances include a 'Stoves' oven with six ring gas hob, 'Bosch' extractor canopy, 'Panasonic' microwave, 'Bosch' dishwasher, large corner fridge and freezer. There is space for a breakfast table and a door leading to the utility room, which houses storage cupboards, a butler sink, has space for a washing machine, access to loft space and a door leads to the side of the home. Double doors lead from the kitchen/breakfast room into the Orangery, a wonderfully light room offering views over the outside of the home, two sets of double doors lead to the gardens and a further set of doors lead to a beautiful family room which overlooks the courtyard and gardens. There is an ideal study/home office which would also serve well as a ground floor double bedroom, with a shower room adjacent, comprising WC, wash basin, bidet, enclosed shower cubicle, heated towel rail, fully tiled walls and a tiled floor. Stairs lead to the first floor landing, which has views over the gardens, access to the airing cupboard, access to the three bedrooms and the family bathroom. Bedroom one is a large double room, with two walk in wardrobes and access to an en-suite, comprising two wash basins, WC, enclosed shower cubicle and two heated towel rails. Bedrooms two and three are both double rooms, bedroom three benefits from built in wardrobes. The family bathroom is fitted with a white suite comprising WC, wash basin, corner bath with shower attachment and a fitted shower screen.

## Annex

The annex is accessible from the principle home via the family room, it is a fully self contained space, but would also integrate well into the family home. A door opens from the front courtyard into the kitchen/living room, a cosy space with a pleasant triple aspect. The kitchen is fitted with a range of cupboards and drawers, integrated oven with hob and extractor hood over, and space for a range of appliances including fridge/freezer, dishwasher and washing machine, access leads to a downstairs WC. Stairs lead from the inner hallway to the first floor. Bedroom one is a double room with a pleasant double aspect, the en-suite comprises WC, wash basin and enclosed shower cubicle. Bedroom two currently houses two single beds, the en-suite comprises WC, wash hand basin and enclosed shower cubicle.

## Outside

The outside space is a particular feature of the home, made up of gardens, an orchard and paddocks totalling approximately 1.80 acres. A courtyard adjoins the main home and annex, with well stocked borders, a well and picket fence with gate opening to further gardens and the pool area. The remainder of the gardens have a large lawned area, established trees, hedging and a pond. An enclosed orchard features a variety of trees as does the main garden, including pear, apple, plums, greengage, quince, medlar, hazelnut, blackcurrants, gooseberries, loganberries and raspberries. A fully enclosed paddock of approximately 0.90 acres is located to the rear of the grounds.

## Outside Pool

A heated swimming pool is located within the gardens which measures approximately 10.40m x 4.75m, the pool is heated via an air source heat pump.

## Parking and Outbuildings

A five bar gate opens to the block paved driveway. Outbuildings include a double garage with electric up and over door, attached store room/workshop which also provides access to usable storage over the garage. There is a wood store, compost store and within the paddock an alpaca shelter.

## Location

Leading directly onto the picturesque Canada Common and the open forest, Canada is a much sought after address. Extensive day to day amenities are extremely well provided for and include a post office, convenience store, butchers, grocers, bakery, hardware shop, pharmacy, hairdressers, primary school, church, garage and choice of public houses all of which are within a short distance. The location is also ideal for those requiring good access onto main roads, motorways and rail links, whilst Romsey, Lyndhurst, Salisbury, Southampton and Winchester are all only a short drive away.

## Sellers Position

Sellers suited

## Tenure

Freehold

## Heating

Gas central heating

Thermodynamic solar panel for hot water

## Council Tax

Main Home - Band G

Annex - Band A

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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