



Furze Cottage Ryedown Lane | £1,999,500  
East Wellow, Romsey, Hampshire, SO51 6BD





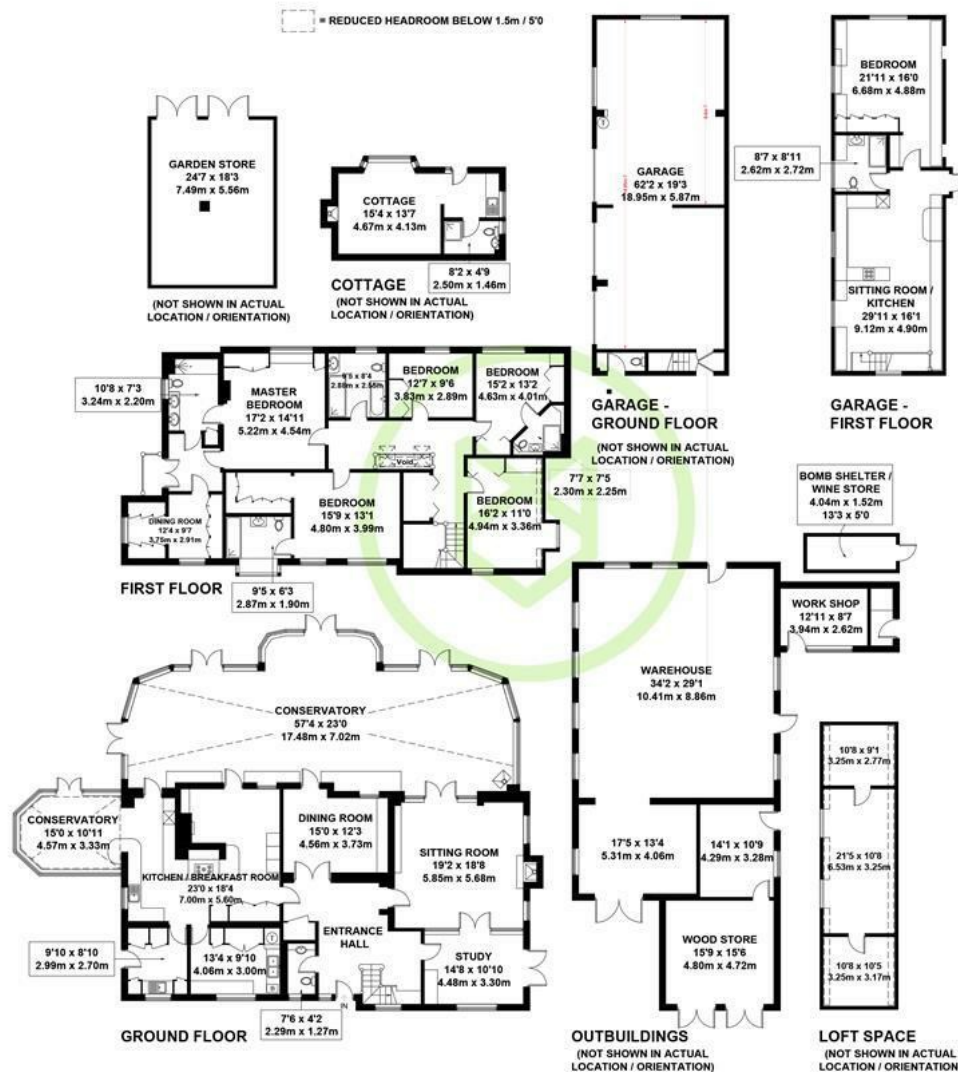
Furze Cottage Ryedown Lane  
East Wellow, Romsey, Hampshire, SO51 6BD

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# Summary

This imposing country residence is enviably positioned in the heart of the Hampshire countryside offering an extensive arrangement of accommodation and outbuildings approaching 10,000 sq ft, set with in mature and private grounds extending to 5.26 acres. Upgraded by the current owners the main house boasts five double bedrooms with three luxury en-suites which include the principal bedroom with a private balcony and bespoke fitted dressing room. The ground floor features a 57ft conservatory overlooking the grounds with five further reception rooms served by the stylish kitchen breakfast room with a range of integrated appliances and supplemented by a utility and boot room. A large parking area fronts the detached triple garage and store with accommodation over, comprising an open plan living area and kitchen, double bedroom and shower room. 'The Cottage', a small detached building would be ideal as a home office or guest suite with reception area, shower room and kitchenette. Other outbuildings include a large warehouse/barn and attached stores with dual loft spaces, workshop, bomb shelter/wine store and general garden store. The private landscaped grounds are well tended and predominantly laid to lawn with a woodland area to the rear, with ponds, a vegetable/fruit garden, tennis court and sun terrace to relax and enjoy the stunning views.



**APPROXIMATE GROSS INTERNAL AREA**  
 GROUND FLOOR = 3086 SQ FT / 286.7 SQ M  
 FIRST FLOOR = 1831 SQ FT / 170.1 SQ M  
 LOFT SPACE = 446 SQ FT / 41.4 SQ M  
 GARAGE - GROUND FLOOR = 996 SQ FT / 92.5 SQ M  
 GARAGE - FIRST FLOOR = 845 SQ FT / 78.5 SQ M  
 COTTAGE = 303 SQ FT / 28.2 SQ M  
 OUTBUILDINGS = 2350 SQ FT / 218.3 SQ M  
**TOTAL = 9857 SQ FT / 915.7 SQ M**

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID945117)

## Features

- An imposing country residence
- Accommodation and outbuildings approaching 10,000 sq ft
- Tastefully upgraded by the current owners
- Five double bedrooms with three luxury en-suites
- Bedroom one boasts a bespoke dressing area and private balcony
- Six receptions including a 57 ft conservatory
- Stylish newly fitted kitchen with utility and boot room
- Triple detached garage with accommodation over a separate cottage
- Warehouse/barn extending to 2300 sq ft
- Mature and private grounds of 5.26 acres with woodland and tennis court

## EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential C

# Furze Cottage, Ryedown Lane, East Wellow, Romsey, Hampshire, SO51 6BD

## Ground Floor

The main entrance at the rear of the property opens into the reception hall fitted with quality porcelain tiled flooring which flows through out much of the ground floor, complementing the neutral stylish decor within this beautifully presented home. The versatile arrangement of rooms include a 57ft conservatory with views overlooking the mature gardens, sitting room with wall mounted tv and bespoke surround, dining room, study, snug with open fire place and conservatory. The stunning new kitchen offers an extensive range of two tone wall and base units with rangemaster induction oven and downdraft extractor. Integrated appliances include an American fridge freezer, separate fridge and freezer, dishwasher, combi oven and coffee machine with two larder storage cupboards, an adjoining utility room and boot room.

## First Floor

The bright and airy galleried landing hosts a large shelved airing cupboard and serves the five double bedrooms all fitted with built in storage. The principal bedroom suite benefits from built in wardrobes with a walk in dressing room, private balcony and contemporary en-suite shower room with underfloor heating, walk in multi jet shower and rainfall head, dual wash basins, wc, heated towel recess and towel rail. Bedrooms two and three both boast en-suite shower rooms fitted to the same high standard with a fitted dressing room to bedroom two. The luxury family bathroom offers both a shower and bath.

## Parking

The gated driveway extends to a large parking area for several vehicles as well as the detached triple garage and store.

## Outside

The mature private grounds extend to 5.26 acres and are predominantly laid to lawn, screened with secure fencing and hedegrow to the front boundary with a private area of woodland to the rear of the plot. A tennis court, fish ponds, a vegetable/fruit garden and sun terrace to relax and enjoy the stunning views. Ancillary to the main house 'The Cottage' has been fully refurbished and re-wired with reception room and log burning stove, shower room and kitchenette. The Annexe above the garage has also been fully refurbished with a spacious living area and open plan fitted kitchen and breakfast room, stylish shower room and double bedroom with fitted wardrobes.

## Location

This impressive property occupies an idyllic and convenient location in Ryedown Lane overlooking open countryside yet within minutes of the M27 and the pretty town of Romsey. Wellow is well served with traditional village amenities including a post office, golf course, 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 close by and offers a wealth of outdoor activities and places of natural beauty to visit and explore.

## 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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

## Sellers position

buying on

## Heating

Main House - Gas fired central heating

Annexe over garage - Electric heating

The Cottage - Electric heating

## Infants & Junior School

Romsey Abbey Ce Primary School

## Secondary School

The Romsey Academy

## Council Tax

Furze Cottage - Band G

The Cottage - Band A

Annexe above garage - Band A

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