



8 Rowden Close | £599,950  
West Wellow, Romsey, Hampshire, SO51 6RF







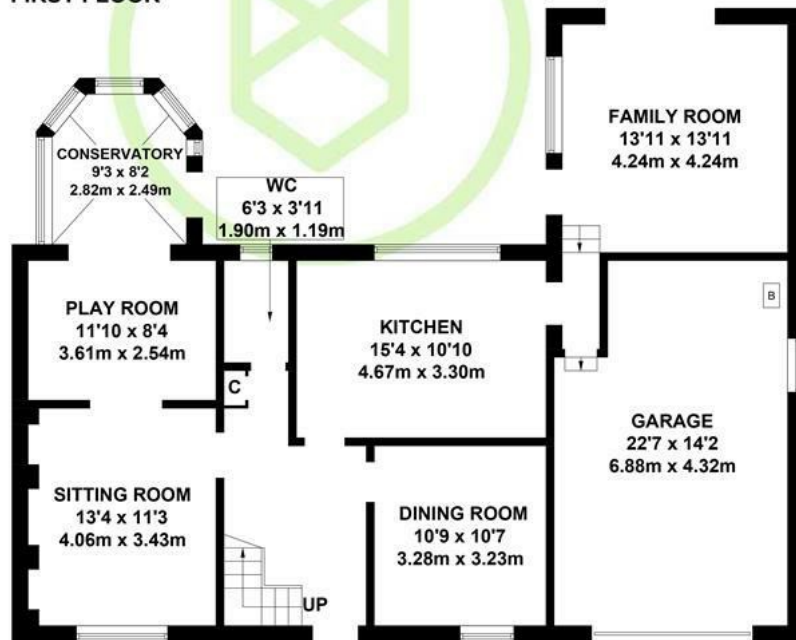
8 Rowden Close  
West Wellow, Romsey, Hampshire, SO51 6RF

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FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE)  
 GROUND FLOOR = 1312 SQ FT / 121.9 SQ M  
 FIRST FLOOR = 717 SQ FT / 66.6 SQ M  
 TOTAL = 2029 SQ FT / 188.5 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1096547)

## Summary

A beautifully presented detached home located within a cul de sac, offering over 2000 sq. ft of space, ideally positioned close to the local amenities in West Wellow. The accommodation comprises four double bedrooms, all with built/fitted wardrobes, luxury en-suite to bedroom one, modern family bathroom with spa bath, sitting room, dining room, family room, play room, conservatory, modern kitchen, ground floor WC, southerly facing rear garden, driveway parking and garage with electric door. The home is offered for sale with no forward chain.

## Features

- Beautifully presented four double bedroom detached house
- Southerly facing rear garden
- Driveway parking and garage with electric door
- Positioned close to West Wellow village shops and amenities
- Over 2000 sq.ft of space
- Four bedrooms, modern en-suite to bedroom one and re-fitted family bathroom
- Sitting room, dining room, play room, family room and kitchen/breakfast room
- No forward chain

## EPC Rating

Energy Efficiency Rating  
 Current - D  
 Potential - C

# 8 Rowden Close

West Wellow, Romsey, Hampshire, SO51 6RF

## Ground Floor

The welcoming entrance hallway provides access to the sitting room, dining room, kitchen and ground floor WC., stairs lead to the first floor via a beautiful glass panelled staircase. The sitting room overlooks the front of the home, a media wall provides space for a television, has a feature electric fireplace and shelving with inset lighting. An opening leads to a play room, which in turn leads to the conservatory. The dining room offers space for the dining suite and overlooks the front of the home, it adjoins the kitchen, which has a range of fitted cupboards and drawers, space for a range of appliances and an integral fridge and dishwasher. Doors lead to the family room and integral garage, the family room has doors opening to the rear garden and offers many uses as a room, including second sitting room or home office.

## First Floor

The first floor landing provides access to the four double bedrooms, the family bathroom and airing cupboard. Bedroom one is a double room, benefitting from built in wardrobes and access to a recently fitted en-suite, comprising fitted with WC, wash basin, shower cubicle, heated towel rail, fully tiled walls and flooring. Bedrooms two, three and four are all double rooms and all benefit from built in/fitted wardrobes. The family bathroom has been refitted with modern suite comprising WC, wash basin, spa bath with shower over and fitted screen, fully tiled walls, tiled floor and heated towel rail.

## Outside

The large rear garden enjoys a pleasant southerly aspect, a paved area for seating adjoins the rear of the home, there is a well tended lawn, low maintenance borders and recently planted firs to provide screening. The front garden is mainly laid to lawn with established hedging, a gate provides access to the rear.

## Parking

Driveway parking is located to the front of the home, the garage has an electric 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 Position

No forward chain

## 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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