



Twin Oaks, 53 Gurnays Mead | £599,000  
West Wellow, Romsey, SO51 6BP







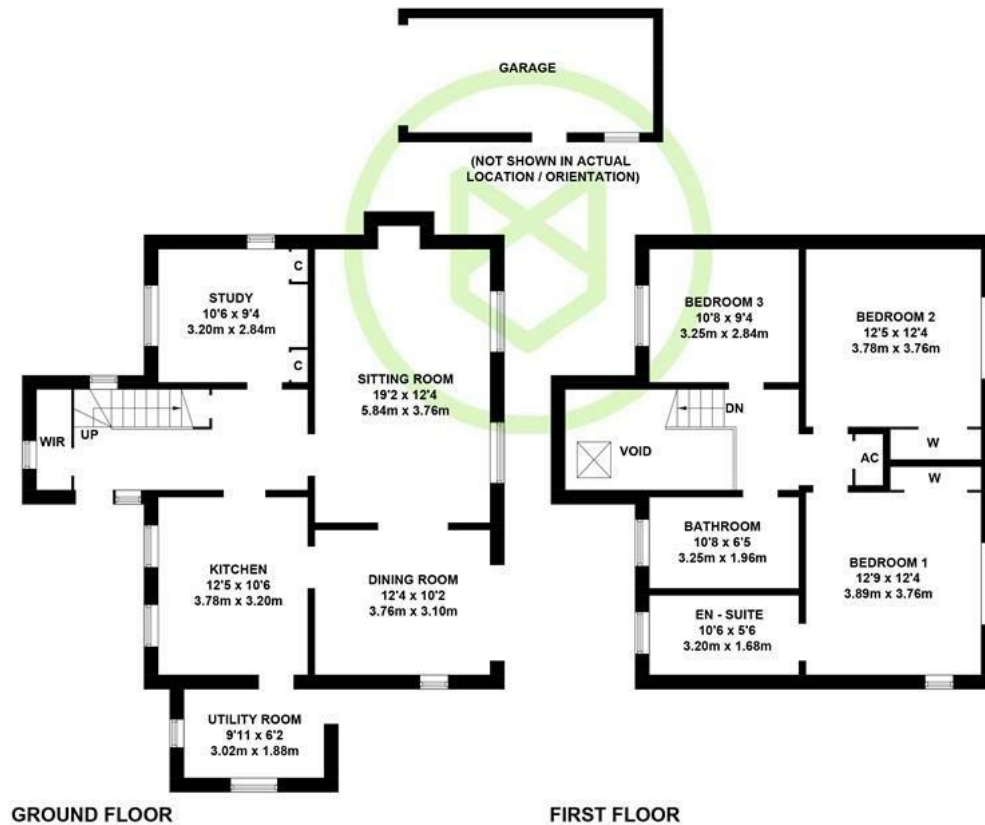
Twin Oaks, 53 Gurnays Mead  
West Wellow, Romsey, SO51 6BP

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



## Summary

This attractive detached family home enjoys a private position within the desirable Hampshire Village of West Wellow. The accommodation throughout is light and airy having been recently decorated with many rooms enjoying a dual aspect. Three generous double bedrooms are situated on the first floor with an en-suite bathroom to the principal bedroom. An optional fourth bedroom/study on the ground floor is complimented by a separate sitting room and dining room with the spacious kitchen supplemented by a utility room adjacent. The gated driveway provides ample parking with a detached garage and mature gardens.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 837 SQ FT / 77.8 SQ M  
FIRST FLOOR = 661 SQ FT / 61.4 SQ M  
GARAGE = 139 SQ FT / 12.9 SQ M  
TOTAL = 1637 SQ FT / 152.1 SQ M  
(EXCLUDING VOID)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1099024)

## Summary

- An attractive detached family home
- Village location with a wealth of amenities nearby
- Three generous bedrooms with an ensuite bathroom to bedroom one
- Optional fourth bedroom/study on the ground floor
- Separate sitting and dining room
- Fitted kitchen with integrated appliances and utility room
- Gated driveway and detached single garage
- Private and mature rear gardens
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential B



# Twin Oaks, 53 Gurnays Mead

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## Ground Floor

Upon entering the property the bright and airy entrance hall offers a great first impression with the vaulted ceiling and open landing creating a spacious feel. A useful cloakroom with WC is to the left with a large storage cupboard under the stairs. Glazed French doors open into the generous sitting room with views to the rear garden and an ornate fireplace and surround as a focal point. The adjoining dining room is open to the sitting room with patio doors to the rear garden and separate door to the kitchen. An extensive range of wall and base units provides ample storage space with contrasting roll top work surfaces. Integrated appliances include an eye level double oven, 4 burner gas hob with extractor hood over and dishwasher. The utility room adjacent offers additional storage space with plumbing for white goods and access to the garden via a stable door. The dual aspect study is fitted with bespoke shelving and storage, or can be used as an additional bedroom.

## First Floor

The open landing serves the three double bedrooms. Bedroom one enjoys a dual aspect, built in wardrobes and large ensuite bathroom fitted with a panelled bath with shower attachment, WC and wash hand basin. Bedroom two also has built in storage and houses the airing cupboard, with shelving and immersion tank. The family bathroom comprises a panelled bath with shower attachment over, WC and wash basin.

## Parking

A five bar gate accesses the gravel driveway with parking for several vehicles, supplemented by the detached single garage.

## Outside

The mature gardens are boarded by high hedgerows creating a private outdoor space to relax or entertain. The rear garden is predominantly laid to lawn with a new fence being erected with secure gates either side of the property.

## Location

West Wellow is a charming and sought after Hampshire village set in stunning open countryside and farmland whilst offering ideal commuter links, within easy reach of the M27 and A36 road networks. There is excellent local schooling for all ages with a wealth of recreational facilities available. Wellow is well served with traditional village amenities including a post office, convenience store, choice of butchers, pharmacy and public house. The market town of Romsey is also within a short distance providing a more extensive range of amenities. The nearby New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.

## Sellers Position

No onward chain

## Heating

Gas fired central heating

## Infants & Junior School

Wellow Primary School

## Secondary School

The Mountbatten School

## Council Tax Band

Test Valley Borough Council - Band F

## 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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