



Meadowview Cottage & The Smithey |
 £725,000
 f3 Romsey Road, Ower, Romsey, SO51 6AF



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13 Romsey Road, Ower, Romsey, SO51 6AF

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Summary

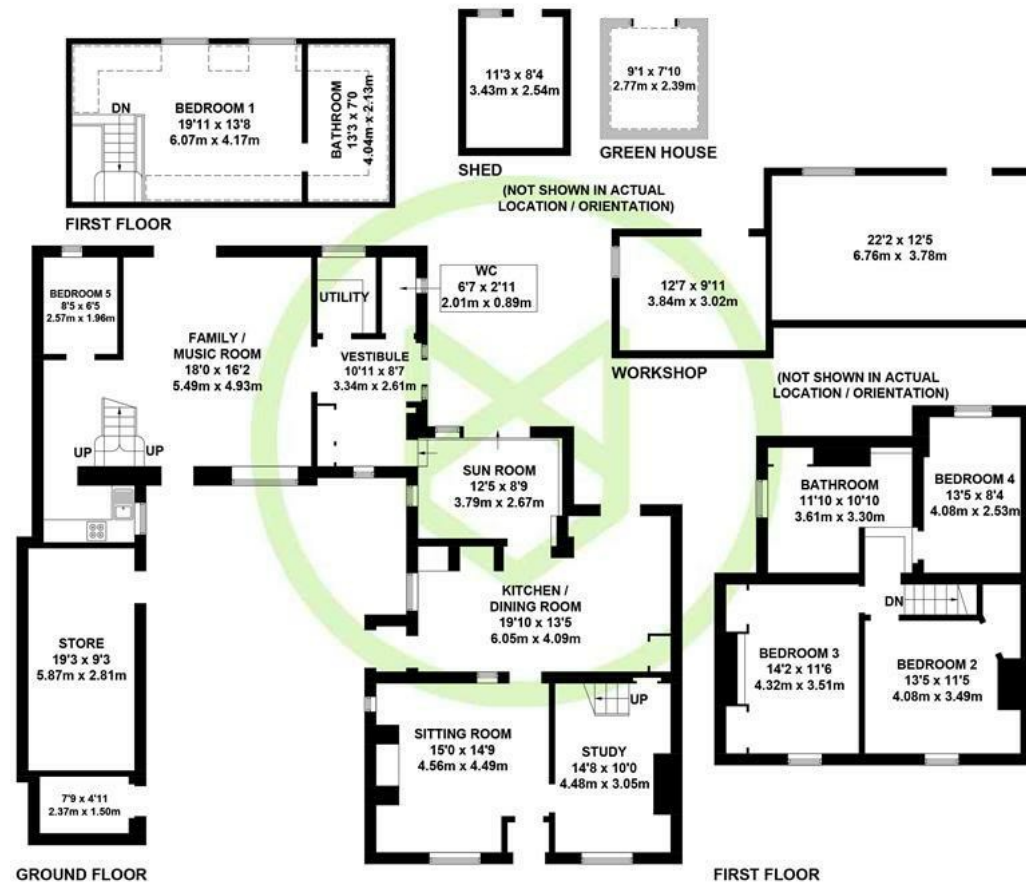
Positioned within the boundary of the New Forest National Park is this charming period cottage offering a versatile range of accommodation extending to over 2600 sq ft of living space. Tastefully upgraded by the current owners this grade II listed home is finished to a high level throughout with up to five bedrooms available, complemented by five spacious receptions rooms. The generous plot is approaching a quarter of an acre with mature and private gardens to the rear with various seating areas and an arrangement of outbuildings which include a large workshop and store, greenhouse and shed. Ample parking is available on the gravelled driveway with additional storage space available.

Features

- An impressive and stylish grade II listed Cottage
- Versatile accommodation extending to over 2600 sq ft
- Up to five bedrooms available with luxury bathroom & en-suite
- Potential to create an annexe set up
- Five generous reception rooms
- Open plan kitchen and dining area
- Situated within the New Forest National Park boundary
- Private and mature gardens approaching 1/4 of an acre
- Ample a parking and an extensive arrangement of outbuildings
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1630 SQ FT / 151.4 SQ M
FIRST FLOOR = 1022 SQ FT / 95.0 SQ M
OUTBUILDINGS = 569 SQ FT / 52.9 SQ M
TOTAL = 3221 SQ FT / 299.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1192195)

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Ground Floor

The impressive and versatile accommodation is beautifully presented throughout with the original front door and porch opening to the charming sitting room which features a log burning stove, oak flooring and exposed beams. The stylish open plan kitchen and dining room is fitted with under floor heating and offers ample space for dining table and chairs with the 'Harvey Jones' kitchen offering a range of shaker style wall and base units, complemented by granite worksurfaces and breakfast bar. Integrated appliances include an eye level single oven, warming drawer, steam oven, wine cooler, fridge freezer, induction hob and extractor hood over. A large study off the sitting room hosts the stairs to the first floor.

A light and airy sun room overlooks the private garden with French doors to a patio seating area. The adjoining vestibule is fitted with an automatic dog flap and houses the boiler cupboard with access to the laundry room providing space and plumbing for white goods as well as extra storage. Double doors lead to the music/family room with an oak staircase to the first floor double bedroom and en-suite. A single bedroom and kitchenette are also accessed from music room

First Floor

The first floor landing serves three generous double bedrooms with built in storage to bedrooms one and two. The luxury 'Philippe Starck' designed family bathroom comprises a free standing roll top bath, walk in dual head shower, Italian designer wash basin, dual flush wc and heated towel rail. From the music/family room an oak staircase ascends to a generous double bedroom with en-suite bathroom.

Outside

The mature and landscaped rear garden features a walled patio area which abuts the rear of the property , perfect for al-fresco dining with well stocked flower beds and raised planters. Steps ascend to an additional seating area overlooking fields the rear. The central lawn is flanked by neatly trimmed hedgerows extending to a decked seating area which fronts the large workshop and garden store. A timber framed greenhouse and five raised planters are ideal for keen gardeners.

Parking

The gravel driveway provides ample parking for several vehicles with out side storage space available.

Location

Situated within the boundaries of the New Forest National Park within the village of Ower, there are two public houses and a shop within easy walking distance. Ower is approximately 5 miles from the local market town of Romsey. The neighbouring village of Wellow is well served with traditional village amenities including a post office, convenience store, a choice of butchers, pharmacy and public house. Excellent local schooling for children of all ages is available and the extensive recreational facilities of the beautiful New Forest are just metres away.

Sellers Position

No onward chain

Heating

Gas fired central heating

Infants & Junior School

Calmore Infants & Junior School

Secondary School

Testwood School

Council Tax

Band E - New Forest District Council

Annexe - Band A

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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