



Embley Wood | £1,600,000
Embley Park, East Wellow, Hampshire, SO51 6DL



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Summary

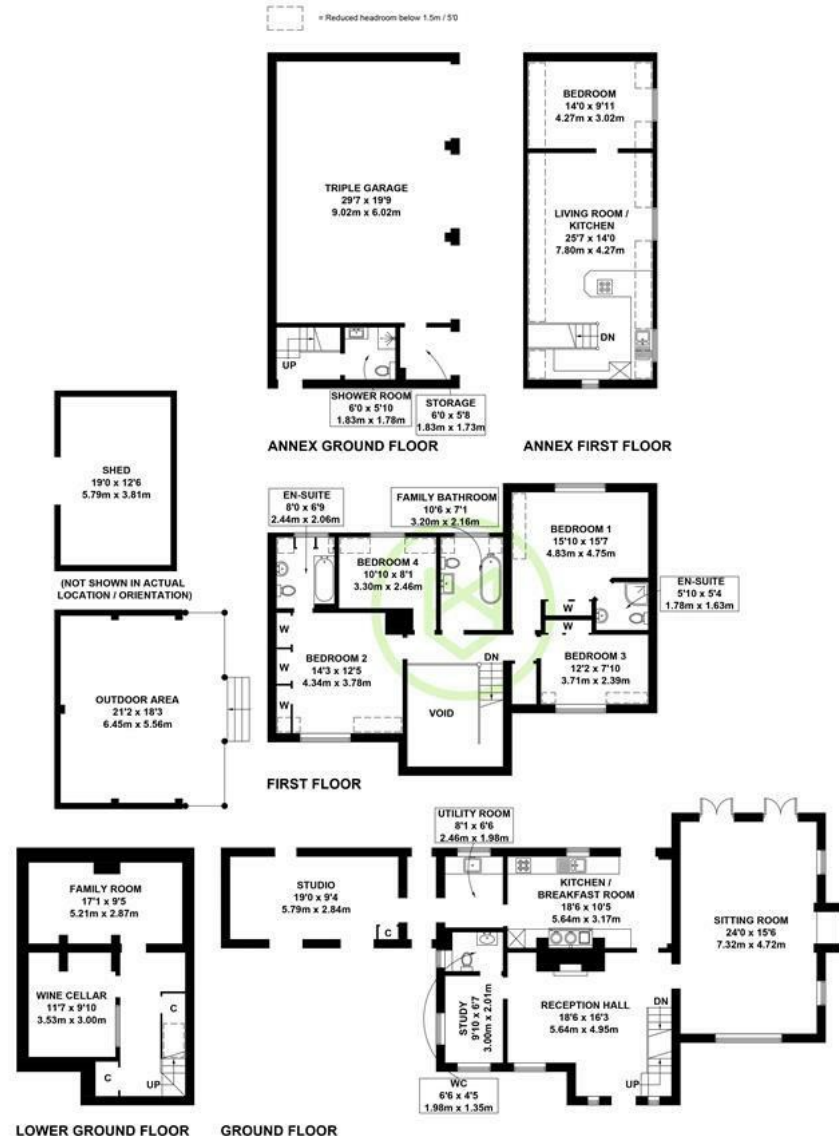
Nestled in a peaceful and picturesque setting, Embley Wood is a beautifully appointed detached home offering wonderful countryside views in a quiet location. This classically designed residence is set within landscaped gardens and combines high specification with versatile spaces, making it ideal for both family life and entertaining. The house is fully double-glazed with underfloor heating throughout. The main house features four generous bedrooms, including two with en-suites, and a further well-appointed family bathroom. A welcoming oak-panelled reception/dining hall opens onto the bright sitting room with garden view, a snug study and a spacious kitchen/breakfast room leading to a utility room and versatile studio. Accessed from the dining hall is the lower ground floor with a family room and wine cellar. Adding to the appeal is a self-contained one-bedroom annex, perfect for guests, extended family, or as an income-generating opportunity. The annex comprises a double bedroom, stylish shower room, and an open-plan kitchen/living area. The grounds offer extensive outbuildings including a triple garage, large storage shed, and an open-plan summer house – ideal for outdoor relaxation or entertaining. Embley Wood enjoys a rare combination of rural tranquillity and refined living – perfect for those seeking privacy, space and classic country charm.

Features

- A beautiful detached home located in Embley Park, near to Romsey, Hampshire
- An idyllic location, offering a great deal of privacy within a peaceful setting and countryside views
- Landscaped, meticulously kept gardens and an overall plot of approximately 0.50 of an acre
- Additional meadow of 1.3 acres available by separate negotiation
- Four bedrooms, two en-suites and a family bathroom
- Sitting room, dining hall, study, family room, bespoke Plain English kitchen, wine cellar and studio
- Self contained one bedroom annex - ideal for guests, extended family, or as a potential rental opportunity
- No forward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential A



APPROXIMATE GROSS INTERNAL AREA
LOWER FLOOR = 430 SQ FT / 40.0 SQ M
GROUND FLOOR = 1267 SQ FT / 117.7 SQ M
FIRST FLOOR = 877 SQ FT / 81.5 SQ M
OUTBUILDINGS = 1441 SQ FT / 133.9 SQ M
TOTAL = 4015 SQ FT / 373.1 SQ M
(EXCLUDING OUTDOOR AREA / VOID)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1201801)

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Accommodation

From the moment you step into the welcoming reception hall, you are greeted by classically designed interiors and an abundance of natural light, setting the perfect tone for this elegant and spacious home. The reception hall serves perfectly as a dining area, opening into a cosy study, which provides access to the downstairs WC. The sitting room is a beautifully appointed space, centred around a charming wood-burning stove, and views over the front, rear, and side gardens. The kitchen/breakfast room is a true heart of the home, fitted with a bespoke kitchen by Plain English that combines style and practicality. It includes a full range of storage options and top-tier integrated appliances such as two Miele ovens, a Miele induction hob, a Miele dishwasher, a cast iron Aga, a Smeg fridge, and an additional fridge/freezer. There is space for dining, with doors opening directly to the rear garden, creating an ideal setting for indoor-outdoor living. A utility room connects to the garden passage, offering convenient access from the front of the home to the garden. This leads to a versatile studio, currently used as a yoga room, featuring two stable doors to the front and another to the rear garden.

From the reception hall, stairs lead down to the lower ground floor, a fantastic area for entertaining. This floor features a bespoke wine cellar with tasting table and antique French floor tiles. A family room is the ideal space for a home cinema or additional sitting room.

On the first floor a galleried landing provides access to four well-proportioned bedrooms, the family bathroom, and an airing cupboard. Bedroom one is a generous double room with a vaulted ceiling, built-in wardrobes, and a view of the back garden. The en-suite shower room features crema marfil marble tiles, Lefroy Brooks sanitary ware, an enclosed shower cubicle and heated towel rail. Bedroom two, also a double, overlooks the front of the property and includes built-in wardrobes. The marble bathroom features a classic white suite with WC, wash basin and bath with handheld shower attachment. Bedrooms three and four are both spacious, bright, and well-appointed with bedroom three having built-in wardrobes. The spacious family bathroom, in keeping with the other bathrooms benefits from high quality Lefroy Brooks sanitaryware, taps and heated towel rail, and crema marfil marble wall and floor tiles. A feature roll top bath is centred in the room with a hand-held shower attachment.

Annex

Situated above the triple garage, the annex offers a beautifully maintained and self-contained living space—ideal for guests, extended family, or as a potential rental opportunity. A private entrance opens into a welcoming entrance hall, where you'll find a well-appointed shower room featuring a white suite comprising a WC, wash basin, and enclosed shower cubicle. Stairs lead to the first floor, opening into a light-filled kitchen and living area, thoughtfully designed and in excellent condition. The double bedroom enjoys views to the front of the property, completing this charming and versatile accommodation.

Gardens

Embley Wood is set within beautifully landscaped gardens of approximately 0.50 acres, offering tranquil countryside views and exceptional privacy. The grounds are meticulously maintained, creating an inviting and serene outdoor setting. To the rear, a dedicated entertainment area opens seamlessly onto the garden — ideal for covered outdoor dining or simply relaxing while taking in the peaceful surroundings. Additionally, there is potential to acquire an adjacent meadow of approximately 1.3 acres, available by separate negotiation, further enhancing the property's appeal and versatility.

Parking

A five bar gate open onto a spacious driveway, providing ample parking for multiple vehicles. A triple garage, complete with power and lighting, offers additional secure parking or versatile storage/workshop space.

Location

Embley Wood is situated approximately 3.5 miles from the centre of Romsey, which offers a wide range of amenities including leisure facilities, a theatre, two supermarkets, and schools for all ages in both the state and private sectors. Wellow itself provides a strong sense of community, featuring two public houses, a primary school, a village hall, and various local shops. For broader amenities and connectivity, the larger centres of Southampton and Salisbury are easily accessible via the A36 and M27, while the historic cathedral city of Winchester is also within comfortable driving distance.

Sellers Position

No forward chain

Tenure

Freehold

Heating

Oil fired heating - underfloor heating in the main home

Council Tax

Band G - 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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