



Sun Cottage
Buttons Lane | West Wellow | Romsey | Hampshire | SO51 6BR

SUN COTTAGE



Tucked away in the heart of West Wellow, Sun Cottage is the very definition of a picture-perfect, thatched-roof dream. With origins dating back to the 1600s, this beautiful home seamlessly blends period charm with modern comforts.



Accommodation Summary

Steeped in history, the property retains its character with exposed original timbers, thick walls, and a wealth of period features. The lounge, with its striking brick fireplace and inviting beams, offers the ultimate cosy retreat, while the principal bedroom benefits from a newly renovated en-suite bathroom featuring a vintage French-inspired 'sitz' step bath. Two further double bedrooms are served by a separate shower room, providing flexible accommodation.

The heart of the home is the generous kitchen/dining room, which boasts a range of wall and base units, ample space for a dining table, and direct access to the garden room. Sunlight floods the interiors, creating a warm and vibrant atmosphere throughout.

Beyond the main house, a fully equipped, detached two-storey annexe - affectionately known as 'The Lodge' - offers additional accommodation, ideal for guests, dependent relatives, or as a potential holiday let (subject to permissions). A recently added oak-framed double carport includes a workshop and an insulated loft room with an en-suite shower room, making an ideal home office or creative studio.

Set within approximately 1/3 acre of beautifully landscaped gardens, Sun Cottage is a true sanctuary. Once overgrown and in need of care, the grounds have been transformed into a flourishing retreat, featuring terraces, winding paths, and 43 stunning Acers among a variety of specimen plants. Designed to capture the sun throughout the day, the gardens provide a peaceful and private escape. Each year, they have been opened to the public for charity events benefiting St Margaret's Church, welcoming visitors to enjoy vibrant floral displays in a serene setting.

Sun Cottage is a rare opportunity to own a home that combines historical charm with modern convenience. Offering privacy, character, and a strong sense of community, it is a place where memories are made and cherished for years to come.













SELLER INSIGHT

“The moment I first laid eyes on Sun Cottage, I knew it was meant to be. It was the very definition of a picture-perfect, thatched-roof dream, peeking out between trees and shrubs in the heart of West Wellow. My husband was less than thrilled when I rushed home to tell him I had found our forever home - especially since we had just moved into another house that same day! But fate works in funny ways. Six years later, when we put that house on the market, Sun Cottage was waiting for us, ready to begin a new chapter.

From the moment you step inside, warmth and character embrace you. The lounge, with its exposed beams, fireplace, and charming brickwork, is the ultimate cosy retreat. The en-suite bathroom, our latest renovation, boasts a vintage French touch with a refurbished 'sitz' step bath. But perhaps the most unique aspect of Sun Cottage is its history - parts of the house date back to the 1600s, with thick limed walls and surprisingly high ceilings. The sunlight bathes both the front and back gardens throughout the day, making every corner of the home feel vibrant and alive.

When we moved in, the gardens were in dire need of attention - overgrown, neglected, and in desperate need of love. Over the years, we transformed them into a lush sanctuary, adding terraces, paths, and a variety of specimen plants, including 43 beautiful acers. Gardening became our passion, and sharing the results has been just as rewarding. Every year, we open the gardens to the public for charity events benefiting St Margaret's Church, welcoming over 100 visitors with vibrant floral displays and a glass of Pimm's.

The property itself has evolved to meet modern needs while maintaining its historic charm. We replaced the original leadlight windows with double glazing, added a detached double carport with a workshop and an upstairs home office, and even built a separate 'Lodge' with planning permission for dependent relatives. Whether as guest accommodation or a potential holiday let, the possibilities for Sun Cottage are endless. The layout is effortlessly practical, with everything easily accessible, making daily life comfortable and convenient.

Beyond the house, Wellow offers a warm and welcoming community. We are fortunate to have a friendly next-door neighbour, a lively village hall hosting everything from yoga classes to coffee mornings, and excellent local amenities. The village boasts great schools, a variety of sports clubs, and direct access to the New Forest's scenic beauty. History also runs deep here - Florence Nightingale herself once walked the very lanes near our home, and we even unearthed stones from the old 'Sounding Arch' bridge in our garden, which now serve as a treasured feature among our flowers.

For those lucky enough to call Sun Cottage home in the future, my advice is simple: embrace the magic of this place. Enjoy the peace and privacy behind the gates, immerse yourself in the thriving village life, and take in the beauty of the gardens in every season. This home has been our sanctuary, and I hope it brings its next owners just as much joy, warmth, and a true sense of belonging as it has given us.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.















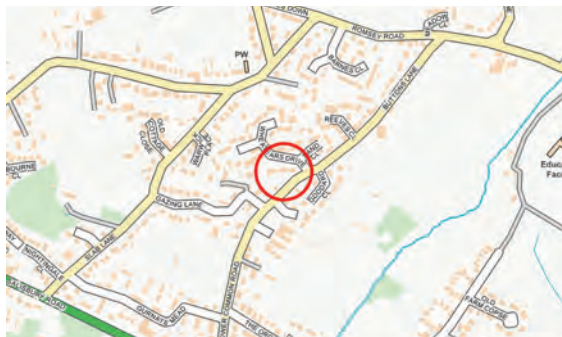




Location

Perfectly positioned to enjoy the best of village life, West Wellow offers a thriving community with excellent local amenities, a welcoming village hall hosting everything from yoga to coffee mornings, and a wonderful selection of schools and sports clubs. The surrounding countryside provides direct access to the stunning landscapes of the New Forest, and the area is rich in history - Florence Nightingale herself once walked these very lanes.





Services, Utilities & Property Information

Utilities – Mains electricity, water, gas, and drainage.

Tenure - Freehold

Property Type – Detached cottage and separate annexe

Construction Type – Non-standard – Cob plus concrete block/cavity & thatched roof

Council Tax – Test Valley Borough Council

Council Tax Band F for main house, A for annexe

Parking – Carport plus driveway parking for 3+ cars

Mobile phone coverage - 4G and 5G mobile signal is available in the area - we advise you to check with your provider.

Internet connection - Superfast FTTC Broadband connection available- we advise you to check with your provider.

Viewing Arrangements

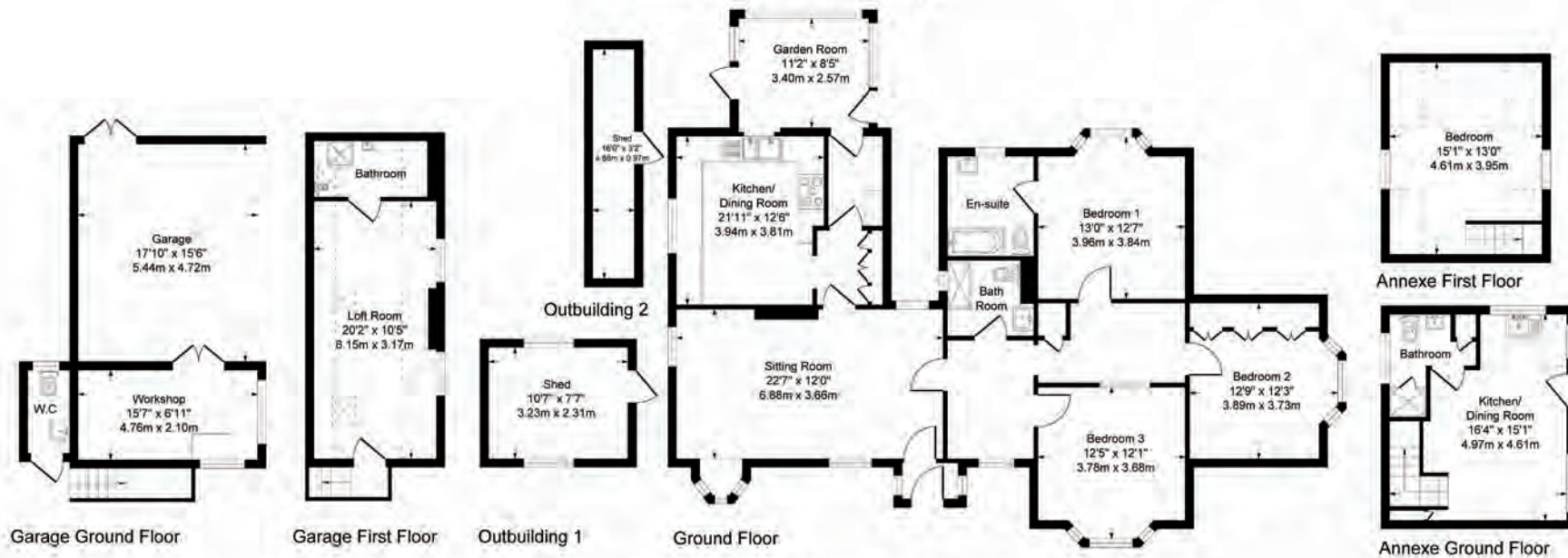
Strictly via the vendors sole agents Fine & Country on 02382 549 200.

Website

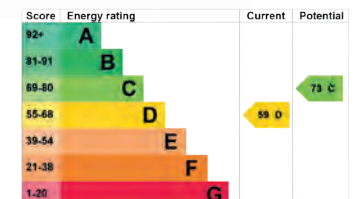
For more information visit <https://www.fineandcountry.co.uk/southampton-estate-agents>.



Approximate Gross Internal Area 1159 sq ft - 108 sq m
 Limited Use Area (S) 302 sq ft - 28 sq m
 Garages Area 403 sq ft - 37 sq m
 Outbuildings Area 154 sq ft - 14 sq m
 Annexe Area 383 sq ft - 36 sq m
 Total Area 2401 sq ft - 223 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 This floorplan is for illustrative purposes only and not to scale.
 Measured in accordance with RICS Standards.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed 01.04.2025





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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JACK REES
MANAGING PARTNER

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY
FOUNDATION

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