



Connells

Ferndown Farmhouse Old Farm Copse
West Wellow Romsey

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for sale guide price
£950,000



Property Description

A charming period property built in 1910, Ferndown Farmhouse blends original character with modern amenities. This spacious family home offers annex potential, extensive outdoor space, and is located in the desirable village of West Wellow, Romsey. The property boasts excellent transport links, well-regarded local schools, and a range of nearby amenities.

Entrance Hall

The hallway features a herringbone-effect wood floor and a beautiful stained-glass window modelled on the original 1910 design. This area has been lovingly restored to retain its period feel. Stairs rise to the upper level, and the hallway provides access to the rest of the ground floor through original, restored period doors.

Lounge

16' 11" x 14' 2" (5.16m x 4.32m)

The lounge is a warm and inviting space with dual double-glazed windows to the front aspect, picture rails, flooding the room with natural light. French doors open into the conservatory, expanding the living space and providing views of the garden. The floor is laid to carpet, and the focal point of the room is a wood burner set within a clay-tiled hearth and exposed brick surround, adding rustic charm.

Dining Room

10' 8" x 13' 8" (3.25m x 4.17m)

A formal dining room with a double-glazed bay window to the front aspect, creating a bright and airy space. The fireplace features a wood surround bespoke from Applewood joinery, set on a slate hearth, providing a cozy atmosphere. A picture rail adds to the period character of the room.

Study

13' 7" x 9' 3" (4.14m x 2.82m)

Perfect for working from home, the office includes a double-glazed window to the front aspect and is laid to carpet, fitted bookcases, tall fitted cupboards and desk from Hammonds offering a quiet, comfortable space for work or study with views over the garden.

Conservatory

12' 7" x 12' 2" (3.84m x 3.71m)

With floor laid to carpet, a pitched roof, enjoys views of rear garden via double glazed UPVC windows and Double glazed UPVC french door accessing rear garden.

Kitchen/ Breakfast Room

29' 5" x 17' 10" (8.97m x 5.44m)

This open-plan kitchen and breakfast area is ideal for family living. The kitchen is fitted with wall, base, and drawer units, with work surfaces over. A one-and-a-half bowl sink with a mixer tap is positioned under a double-glazed window, providing views of the side garden. The room offers ample space for family dining, and French doors lead directly to the rear garden. A central island with additional storage and space for a range cooker complete the space. The Karndeans flooring continues throughout, ensuring durability and style. A wood burner adds warmth, making this an inviting area for gatherings.

Utility

9' 4" x 11' 10" (2.84m x 3.61m)

The utility room, accessed from the kitchen, includes wall, base, and drawer units for extra storage. A sink with a mixer tap is positioned under the window, and the Karndean floor flows from the kitchen for continuity. The utility room houses the Valiant traditional modern boiler and has access to the side of the property and the downstairs shower room.

Cloakroom/ Shower Room

9' 3" x 4' 4" (2.82m x 1.32m)

A modern shower room with a walk-in shower and glass screen, hand wash basin, and WC. The space features localised tiling and a Velux-style window, with built-in storage for added convenience.

Landing

Stairs descending to lower level and built in airing cupboard.

Principle Bedroom

12' 4" x 11' 3" (3.76m x 3.43m)

The spacious principal bedroom offers built-in storage and an en-suite shower room with a walk-in shower, fitted storage, and localised tiling. A double-glazed window provides views over the rear garden, and the floor is laid to carpet. The en-suite includes a hand wash basin with a mixer tap, and a walk-in wardrobe is fitted with lighting, rails, and shelving.

Bedroom Two

14' 3" x 11' 11" (4.34m x 3.63m)

This second bedroom also features built-in storage and a double-glazed window overlooking the rear garden. The floor is laid to carpet, providing a comfortable and cosy space.

Bedroom Three

9' 7" x 10' 11" (2.92m x 3.33m)

Bedroom three is a well-proportioned room with a double-glazed window to the front aspect and built-in wardrobes. The floor is laid to carpet, adding warmth to the space.

Bedroom Four

10' 3" x 7' 4" (3.12m x 2.24m)

With floor laid to carpet, double glazed window to rear aspect and built in storage.

Bathroom

6' 4" x 6' 4" (1.93m x 1.93m)

The family bathroom features a bath with hot and cold taps and a shower over, a WC, and a hand wash basin with a mixer tap. Inset lighting and localised tiling complement the design, and built-in storage adds practicality. An obscured double-glazed window to the rear aspect ensures privacy while allowing natural light.

Outside Space

The property benefits from a beautifully landscaped south-facing rear garden. The garden offers a patio, log store, shed, a sun terrace, and a covered porch area, ideal for outdoor entertaining and relaxing. The garden is mostly laid to lawn, bordered by mature shrubs and plants, with timber fencing providing privacy. There is access to the double garage via a side door.

From the front of the property, access to the rear garden is gained via a gate. The front garden is well-maintained, with a small wall, mature shrubs, and planted borders, along with a covered porch leading to the front door.

Double Garage

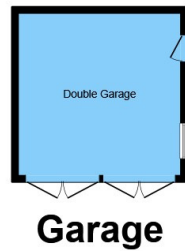
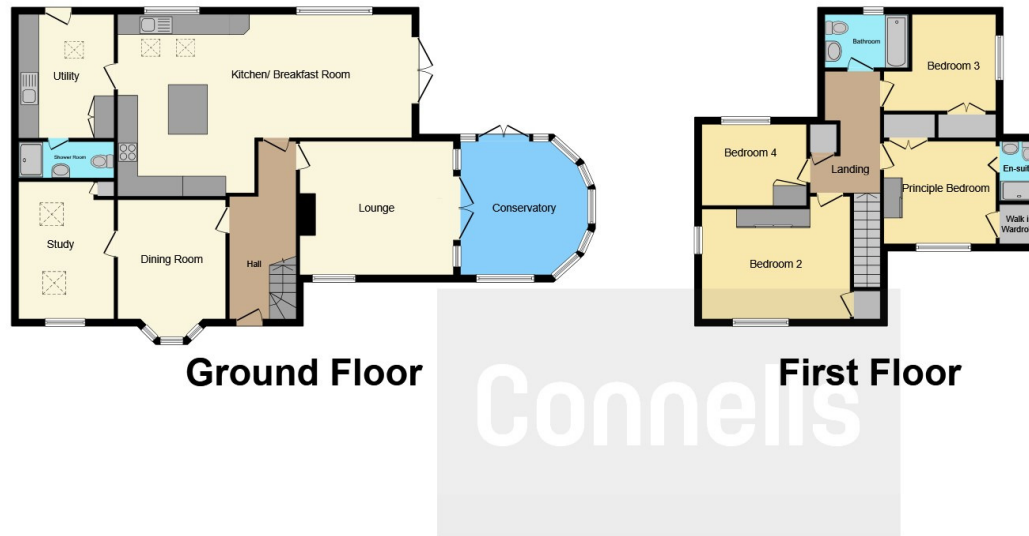
18' 6" x 19' 7" (5.64m x 5.97m)

There is access to the double garage from the rear garden and via the, block-paved driveway and two sets of wooden double doors. The garage is purpose-built with timber cladding, power and light a pitched roof.









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T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
 ROMSEY SO51 8GD

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