



Rowden Close, West Wellow, Romsey

Connells

SIGNATURE



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Entrance Hall

Welcoming with oak flooring, double doors to reception spaces, and handy under stairs storage.

Kitchen Diner

20.1 ft X 11.8 ft

Bright Open-Plan Hub with locally sourced modern kitchen, Bosch integrated appliances, Island, bi folds to garden, oak floor, ideal for family life.

Utility Room

6.8ft X 7.6ft

With sink, work surfaces, space for appliances, window and door to side aspect.

Sitting Room

15.1ft X 10.7ft

A peaceful retreat with front and side windows and oak flooring.

Study

9.6ft X 5.7ft

Work-from-Home Ready, perfect for a home office or homework zone with natural light from front-facing window.

Cloakroom

Downstairs WC with modern basin, ideal for guests and growing households.

Principle Bedroom

15.9ft X 10.8ft

Elegant Owner's Retreat, rear-facing double with modern en-suite and Porcelanosa tiling throughout.

Bedroom Two

10.11ft X 14ft

Floor laid to carpet with window to rear aspect.

Bedroom Three

8.11ft X 11.7ft

Floor laid to carpet and window to front aspect.

Bedroom Four

11.5ft X 8.8ft

Floor laid to carpet and window to front aspect.

Family Bathroom

A stylish & Functional Porcelanosa bathroom with bath, WC, basin and shower with luxury finish. Perfect for busy family routines.

Rear Garden

Private & Sunny Escape South-facing lawn with patio, side access, and mature shrub borders for year-round interest.

Front Garden

Shingle drive way suitable for multiple vehicles and side access.





Location

Set in the heart of the friendly village of West Wellow, Lilac Lodge offers the perfect balance of countryside living and everyday convenience for growing families. The area is renowned for its community spirit, spacious green surroundings, and easy access to excellent schooling.

Families will appreciate being within catchment of Wellow Primary School, rated Good by Ofsted in 2023, and a short drive from The Mountbatten School in Romsey, also rated Good by Ofsted in 2022-both known for their strong academic and pastoral support.

For weekend adventures and after-school downtime, the nearby New Forest National Park provides endless opportunities for walking, cycling, and exploring, while

Paultons Park-home of Peppa Pig World-is just a few minutes' drive, offering year-round entertainment for younger children. Everyday amenities are close to hand, with a local Co-op, post office, pharmacy, doctor's surgery, and well-regarded pubs and cafés all within the village. Romsey's vibrant market town centre is just 10 minutes away, offering supermarkets, sports clubs, a leisure centre, and family-friendly dining options.

Commuters benefit from excellent road links to the M27, M3, and A36, placing Southampton, Salisbury, and Winchester all within easy reach, while Romsey and Totton train stations offer regular services to London and the south coast.

With strong schooling, green open spaces, and a welcoming community, West Wellow is a wonderful place to raise a family-and

Lilac Lodge offers a rare opportunity to do so in style.

Agents Note

With ample parking for four cars and a prime location for schools and nature, it's ready for family life.



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Lilac Lodge is an impressive new build home with 10 year warrantee combining modern design with village charm, set in the sought-after community of West Wellow. With over 1600 sq ft of living space, this family home features oak flooring throughout the ground floor, a striking open-plan Bosch-integrated kitchen from local supplier Kitchen Collection, The south-facing garden is accessed via bifold doors, with PV solar panels and a heat pump system ensuring energy-efficient living (EPC B, Octopus export tariff). Upstairs are four well-proportioned bedrooms, including a main suite with en-suite and all bathrooms beautifully finished.

Offers in excess of

£645,000

EPC Rating: B
Council Tax Band: A
Tenure: Freehold



To view this property please contact us on

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