



Chatmohr House, West Wellow, SO51 6AP
£2,500,000



CHARLES POWELL
ESTATE AGENTS

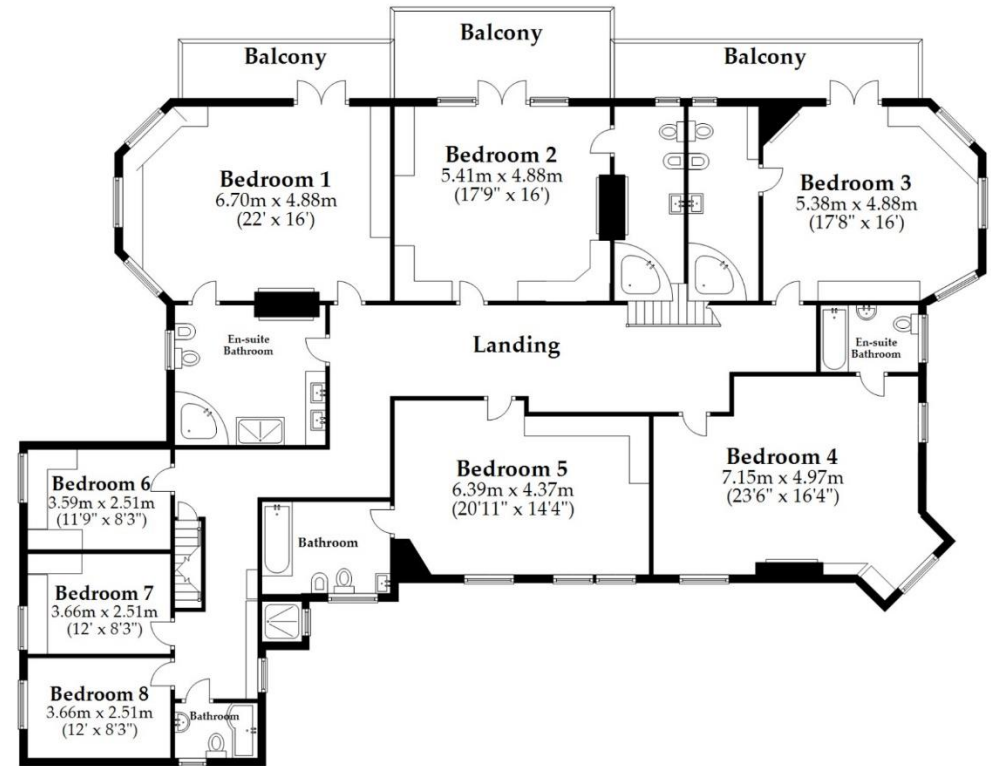


01794 322999

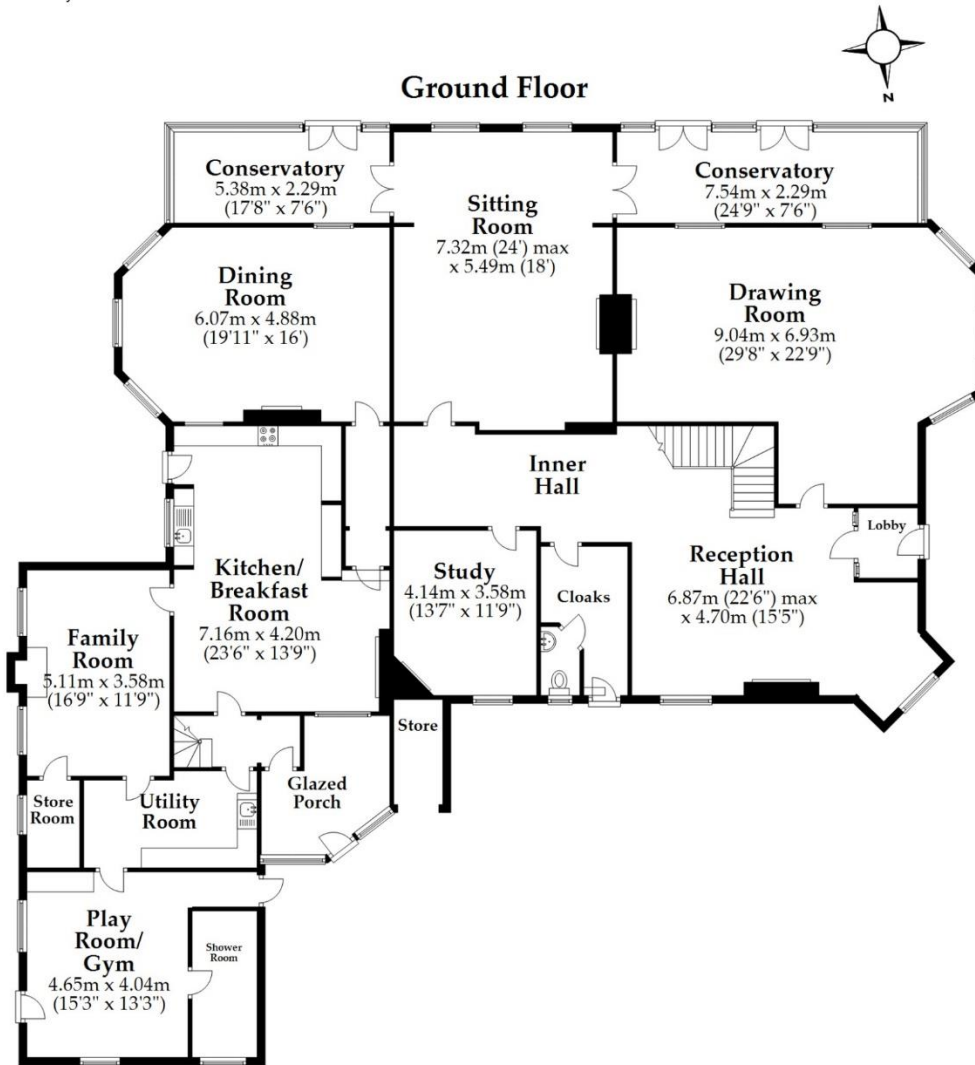


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy

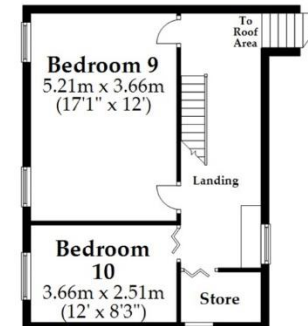
First Floor



Ground Floor



Second Floor










Chatmohr House

West Wellow

SO51 6AP

Summary of Features

-  Imposing Victorian Residence retaining its intrinsic elegance
-  Substantial living accommodation with well-proportioned rooms
-  Stunning grounds of circa 40 acres including paddocks, woodland and river frontage
-  Tennis court and delightful formal grounds
-  Discreet New Forest setting yet accessible for commuting
-  Impressive eight bay garage
-  Planning consent for a further five bedrooms, cinema room, games room and an indoor swimming complex
-  Direct New Forest riding and excellent equestrian facilities

Introduction

A magnificent late Victorian country residence occupying stunning New Forest grounds approaching 42 acres of paddock, woodland and formal gardens with direct access to the New Forest. Constructed in 1900, Chatmohr House is of architectural significance and enjoys exceptional living space that retains its period splendour and elegance with grand reception rooms, original moulded friezes, high ceilings and individual fireplaces in the principal rooms.

The accommodation is vast, arranged over three floors and versatile in its layout to easily incorporate multi occupancy if required, and retains planning consent to extend significantly. Uniquely designed to reflect the original owner's Scottish heritage, this imposing home benefits from a wealth of wow factors, including a full width Southerly balcony and terrace accessed via French windows from most of the rooms and a roof garden that could be enhanced to enjoy the picturesque far reaching views over its gardens to the New Forest. The accommodation is complemented by an impressive 8 bay garage completed more recently (once again with possible further potential) and a large stable block to serve the paddocks and direct forest riding. The grounds comprise an excellent country estate with five acres of formal gardens, a tennis court, woodland, paddocks and single and double bank frontage of the River Blackwater tributary on the west. It will appeal to a wide range of buyers, particularly those looking for sporting and equestrian facilities. The discreet position of Chatmohr House is approached via a most impressive sweeping

drive through mature woodland of Scots Pine, Oak, Beech and Chestnut facilitating beautiful walks and wildlife. Although tucked away in the village of West Wellow within the National Park, it enjoys excellent commuter access and proximity of facilities makes it an excellent country retreat with views to the open forest and its thousands of acres of picturesque scenery.

Description

The grandeur of the house is evident from the arched entrance portico and fine studded door to the sizeable vestibule hosting a feature veined marble fireplace and sash windows with a well crafted turned staircase and balustrade. High ceilings and elegant rooms, many with moulded ceilings and each with individual fireplaces provide much versatility in their usage. Each of the rooms are so well proportioned, with the drawing room and dining rooms featuring triple bay windows. The sitting room serves as an excellent games room and dually accesses the exquisite Victorian conservatory which is a splendid venue to appreciate the views over the delightful grounds. There is also a useful formal and traditional study. The kitchen breakfast room is of excellent proportions, overlooking the patio and gardens, whilst the breakfast area is a cosy snug with beamed ceiling and attractive period fireplace. The period splendour of the ground floor is supplemented by a more practical and utilitarian extension area serving as a laundry, utility room and a ground floor bedroom with en-suite shower and walk through wardrobe. This area could easily serve as a self-contained annexe with separate access from the rear glazed porch. The impressive

galleried landing serves eight bedrooms with the five principal rooms featuring en-suite facilities, generous storage and are of excellent proportions. The three southerly bedrooms benefit from individual access to the wonderful stone balcony where the views to the New Forest are stunning. The second floor serves two further bedrooms and access to the roof terrace which could be adapted to become an impressive entertainment deck.

Outside

Chatmohr House stands in open formal lawned grounds which merge easily into its natural pasture and woodland offering many pleasant walks around the gardens. Leisure facilities include a hard surface tennis court and the stable block with tack room offer adequate equestrian facilities. The extensive woodland is bordered to the West by a stretch of river frontage by a tributary to the River Blackwater offering potential for fishing and shooting. The property is approached via an automated gate and an impressive sweeping tarmac driveway leads to the imposing house. There is a more recently constructed eight bay garage which offers further development potential subject to planning with generous gravelled parking next to the house. A feature patio terrace to the Western aspect is the perfect entertainment or relaxation venue.

Agent Notes

The property was built in 1900 by a Mr MacIntosh upon returning from his tea plantation in Assam. He had suffered the loss of his Scottish home by fire and his home in Assam was destroyed by termites. The construction of Chatmohr reflects his concern for the permanence of the structure. The walls are 18" thick cavity, rendered and stuccoed, and the floors and flat roof of reinforced concrete. The property is served by propane gas central heating



Location

West Wellow enjoys a rural feel benefitting from stunning open countryside and farmland whilst offering ideal commuter links, within easy reach of the M27 and A36 road networks. There is excellent local schooling for all ages both in the state and private sector with a wealth of recreational facilities. Wellow is well served with traditional village amenities including a convenience store, choice of butchers, pharmacy and public house. The market town of Romsey is also within a short distance providing a more extensive range of amenities. The nearby glorious New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.

Directions

From the M27 take the exit for junction 2 and follow the signs towards Salisbury on the A36. The entrance to Chatmohr House is approximately two miles on the left-hand side.



CHARLES POWELL
ESTATE AGENTS

01794 322999

www.charles-powell.co.uk

