



Hazeldene, Maurys Lane | £745,000
West Wellow, Romsey, SO51 6DB





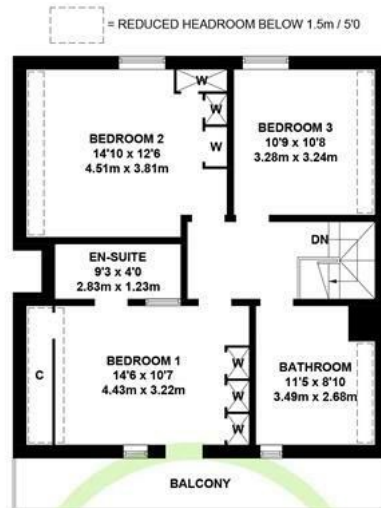
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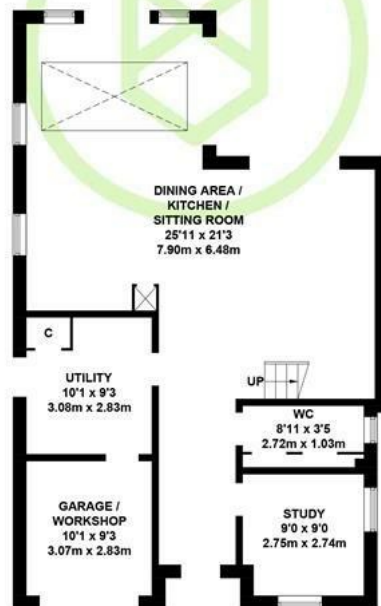


Summary

This stylish modern detached home was constructed in 2016 offering Eco friendly living with a light and airy feel flowing throughout this immaculate property. The impressive open plan 'live in' sitting, dining and kitchen area form the social hub of the home, flooded with natural light via three sets of sliding doors and a glazed roof canopy capturing the sunny southerly aspect. A separate study/snug adds versatility with a large utility room providing access to the rear of the part converted garage. The first floor boasts three generous double bedrooms with a bespoke range of built in storage and a luxury en-suite to bedroom one and a balcony. The family bathroom is well appointed serving bedrooms two and three. Ample off road parking is available on the gated driveway with side gates through the landscaped and low maintenance rear garden. Under floor heating is fitted throughout the property as well as air conditioning, water softener and a rain water harvesting system.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 933 SQ FT / 86.7 SQ M
(INCLUDING GARAGE / WORKSHOP)
FIRST FLOOR = 711 SQ FT / 66.1 SQ M
TOTAL = 1644 SQ FT / 152.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1274005)

Features

- An impressive and Eco friendly contemporary residence
- Desirable Hampshire village location
- Stylish open plan living flooded with natural light
- Quality kitchen with integrated appliances, quartz worksurfaces and large utility
- Separate study / snug or optional fourth bedroom
- Three generous double bedrooms and luxury family bathroom
- En-suite shower room to bedroom one and a private balcony
- Gated driveway with ample off road parking, part converted garage and EV charging point
- Under floor heating to both floors, air conditioning and rain water harvesting system
- Landscaped and low maintenance rear garden with a sunny aspect

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Ground floor

The attractive covered entrance and recessed front door opens into the impressive entrance hall which flows into the stunning open plan living space with views through to the garden. Quality oak flooring extends throughout the ground floor complementing the crisp white decor. To the right, the dual aspect study/snug could be utilised as an optional fourth bedroom with a large cloakroom adjacent fitted with Roca sanitary ware with a wall mounted wash basin, wc with concealed cistern and extensive shelved storage cupboards. The impressive open plan 'live in' kitchen, dining and seating area create a fantastic social space and the hub of the home, flooded with natural light from three sets of sliding doors to the garden, as well as a glazed roof canopy. The stylish kitchen offers a range of gloss fronted wall and base units with quartz worksurfaces and breakfast bar. Integrated appliances include a single oven, microwave oven, four burner gas hob with extractor hood over, fridge, freezer and dishwasher. The seating area features a fitted dresser unit with storage under the stairs. A large utility room provides access to the garden and also to the rear of the part converted garage with additional storage, worksurface space and sink. A boiler cupboard houses the pressurised hot water tank and gas fired Worcester boiler. Other features include a rainwater harvesting system and water softener.

First Floor

The first floor features vaulted ceilings creating the feeling of space with the galleried landing serving the three generous double bedrooms. Bedroom one boasts air conditioning, full height fitted wardrobes, a private balcony and a luxury en-suite shower room comprising a shower cubicle with dual shower heads, vanity unit with mounted wash basin, dual flush wc and heated towel rail. Bedroom two also boasts bespoke fitted wardrobes with the spacious family bathroom comprising a recessed bath, separate shower cubicle, wash basin, dual flush towel rail and contemporary heated towel rail.

Parking

Double gates open on to the stone chip driveway with parking for several vehicles and EV charging point. The part converted garage is fitted with a remote roller door. Secure gates either side of the property access the enclosed rear garden.

Outside

A neatly edged pathway to the side of the property extends to the landscaped and low maintenance rear garden with a patio seating area positioned to the rear of the house to capture the sunny aspect. A raised artificial lawn extends to the rear of the plot with fencing to all boundaries and raised beds stocked with a variety of established plants and shrubs creating an attractive back drop.

Location

West Wellow is a charming and sought after Hampshire village set in 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 with a wealth of recreational facilities available. Wellow is well served with traditional village amenities including a couple of convenience stores, choice of butchers, pharmacy and public houses. The market town of Romsey is also within a short distance providing a more extensive range of amenities. The nearby New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

Buying on

Heating

Gas fired under floor heating on both floors. Hot and cold air conditioning.

Infants & Junior School

Wellow Primary School

Secondary School

The Mountbatten School

Council Tax

Band E - Test Valley Borough Council

Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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