



23 Barnes Close | £530,000
West Wellow, Romsey, Hampshire, SO51 6ET



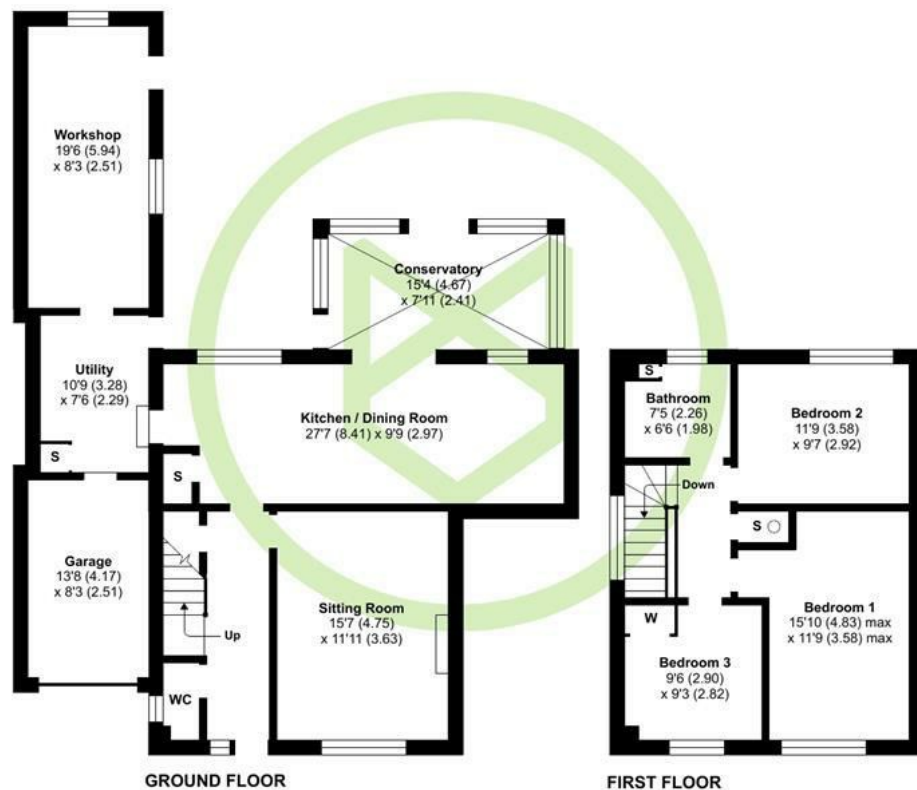


23 Barnes Close
West Wellow, Romsey, Hampshire, SO51 6ET

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Ground Floor = 815 sq ft / 75.7 sq m
 First Floor = 511 sq ft / 47.1 sq m
 Workshop = 162 sq ft / 15 sq m
 Garage = 113 sq ft / 10.5 sq m
 Total = 1601 sq ft / 148.7 sq m
 For identification only - Not to scale



Summary

Ideally situated within a quiet cul-de-sac in the popular Hampshire village of Wellow is this extended family home, positioned within a walking distance of a wealth of village amenities and open countryside. The three generous bedrooms are served by a modern family shower room, complemented by a versatile arrangement of rooms on the ground floor. The open plan kitchen dining area is perfect for modern family living, supplemented by a utility room, large conservatory and sitting room. Off road parking is available on the driveway fronting the integral garage with remote roller door. The private and enclosed rear garden is flourishing with an abundance of mature plants and shrubs with a bbq area, vegetable garden and greenhouse.

Estate Agents Act Disclaimer - Under the terms of the Estate Agency Act 1979 we are obliged to declare that the vendor is associated with an employee at Henshaw Fox.

Features

- An extended link detached family home
- Situated within a quiet cul-de-sac
- Three bedrooms and modern family shower room
- Open plan kitchen diner with separate utility room
- Large conservatory and sitting room
- Off road parking with garage and workshop
- Mature and private rear garden
- Within easy reach of village amenities
- Well regarded local schooling for all ages
- Newly installed combi boiler

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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Ground Floor

The part glazed composite front door opens into the spacious entrance hall fitted with oak effect flooring which compliments the natural decor. A cloakroom to the left offers a WC, mounted wash basin and heated towel rail. A storage cupboard is situated under the stairs. The bright and airy sitting room overlooks the front aspect via a full height glazed unit and features an ornate stone fireplace with inset electric fire as a focal point. The open plan kitchen and dining area creates a wonderfully social family space opening to a generous conservatory via sliding patio doors with central heating for use all year round. The fitted kitchen offers an extensive range of shaker style wall and base units with quartz work surface and breakfast bar. Space is available for a freestanding cooker, fridge freezer and plumbing for dishwasher. A larder cupboard provides additional storage space, with a well equipped utility room with kitchen units, work surface and sink, as well as space and plumbing for white goods. Secure doors provide access to the rear garden, garage and workshop.

First Floor

The galleried landing hosts the shelved airing cupboard with access into the part boarded loft space via a hatch and pull down ladder. Bedroom one is generous and boasts fitted wardrobes. Bedrooms two and three are both well proportioned with built in wardrobes to bedroom three. The modernised family shower room comprises a modern white suite with a walk in double shower with dual heads, vanity unit with mounted wash basin, WC and heated towel rail.

Parking

Parking is available for several vehicles on the driveway and gravel parking area. A remote roller door accesses the integral single garage.

Outside

The mature and well tended rear garden provides a relaxing and private outdoor space with the patio seating area and brick built BBQ positioned perfectly to capture the sunny aspect. A central paved area is boarded by well stocked raised beds and shaped planters, flowering with a rich variety of plants and shrubs, surrounded by the neatly edged lawn. A vegetable garden is situated by the greenhouse all set against mature trees and hedgerows.

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 post office, 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 New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.

Sellers position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Wellow Primary School

Secondary School

The Mountbatten School

Council Tax

Band E - Test Valley Borough Council

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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