







41 School Road | £495,000

West Wellow, SO51 6AR

Henshaw Fox









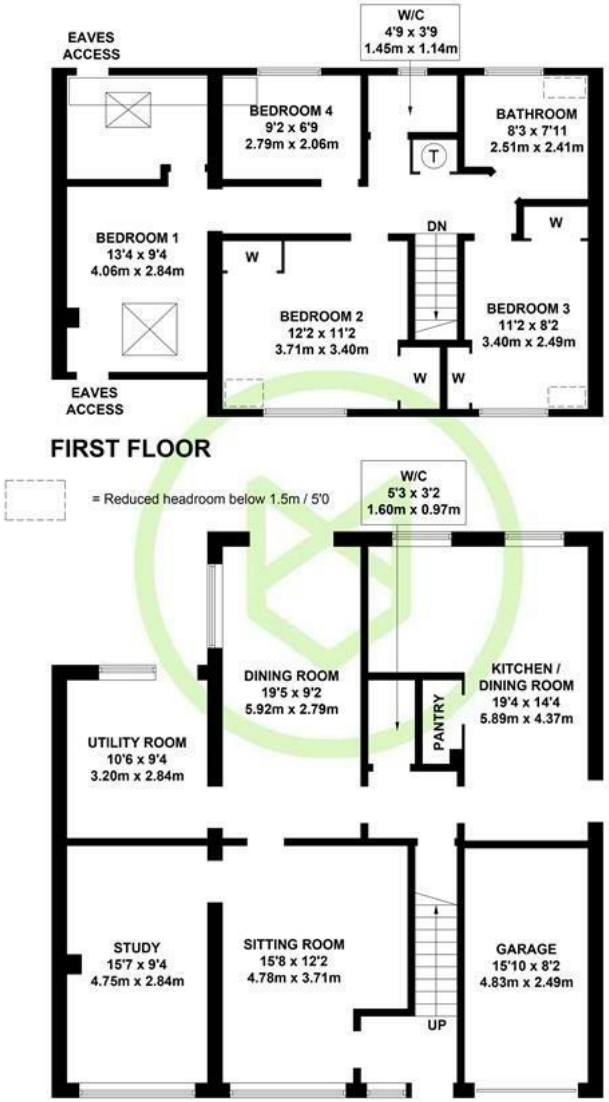




41 School Road

West Wellow, SO51 6AR

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1001 SQ FT / 93.0 SQ M
FIRST FLOOR = 740 SQ FT / 68.8 SQ M
GARAGE = 128 SQ FT / 11.9 SQ M
TOTAL = 1869 SQ FT / 173.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1306298)

Summary

This spacious and versatile residence is discreetly positioned within a small cul-de-sac in the desirable Hampshire village of Wellow, enjoying a wealth of amenities close by including shops, schooling, tennis and golf clubs. Having been in the same family since its construction and offered with no onward chain the extended accommodation offers four bedrooms with an en-suite to the principal room, family bathroom and two further cloak rooms. On the ground floor there are three generous reception rooms complemented by a kitchen dining room supplemented by a large utility room. The block paved driveway provides off road parking extending to the integral garage with a side gate through to the enclosed and private rear garden backing onto farmland.

Features

- A spacious and versatile family home
- Desirable Hampshire village location
- Extended accommodation offering four bedrooms
- En-suite bathroom to bedroom one
- Three generous reception rooms
- L-shape kitchen dining room with separate utility room
- Off road parking and integral garage
- Enclosed and private rear garden
- Quiet position on a no through road backing onto farmland
- No onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
The part glazed UPVC door opens into the welcoming entrance hall fitted with parquet flooring which extends into the adjoining sitting room. A large study adjacent features an open fireplace with a red brick surround and overlooks the front aspect. A separate dual aspect dining or family room accesses the private rear garden via glazed patio doors. An inner hallway hosts the cloakroom with dual flush wc and wash basin with a large under stairs cupboard opposite providing useful storage space. The generous L-shape kitchen breakfast room offers ample space for family dining and is fitted with a range of wall and base units with contrasting worksurfaces. Space is available for a range of white goods. A small gas hob is fitted as well as a larder cupboard and access out to the garden. A large utility offers an additional range of wall and base units with work surface over and houses the gas fired boiler, also with access to the garden.

First Floor
The landing allows access to the part boarded loft space via a hatch and pull down ladder with the airing cupboard housing the immersion tank. Bedroom one has access to eaves storage and boasts an en-suite bathroom comprising a panelled bath with shower over, wc, vanity unit with mounted wash basin and eaves storage with a separate wc off the landing. Bedrooms two and three are double rooms both with an extensive range of fitted wardrobes and storage. Bedroom four is a single room. The family shower room comprises a large shower cubicle, bidet and vanity unit with mounted wash basin.

Parking
The edged block paved driveway provides off road parking extending to the integral garage with up and over door.

Outside
A side gate accesses the enclosed and private rear garden backing onto farmland with storage space to the side of the property and log stores. The lawn extends to the rear boundary flanked by a variety of mature plants and shrubs with a paved seating area which abuts the property.

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, coffee shops, 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
No onward chain

Heating
Gas fired central heating

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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