



5 Elmdale Grove | £575,000
East Wellow, Hampshire, SO51 6AX





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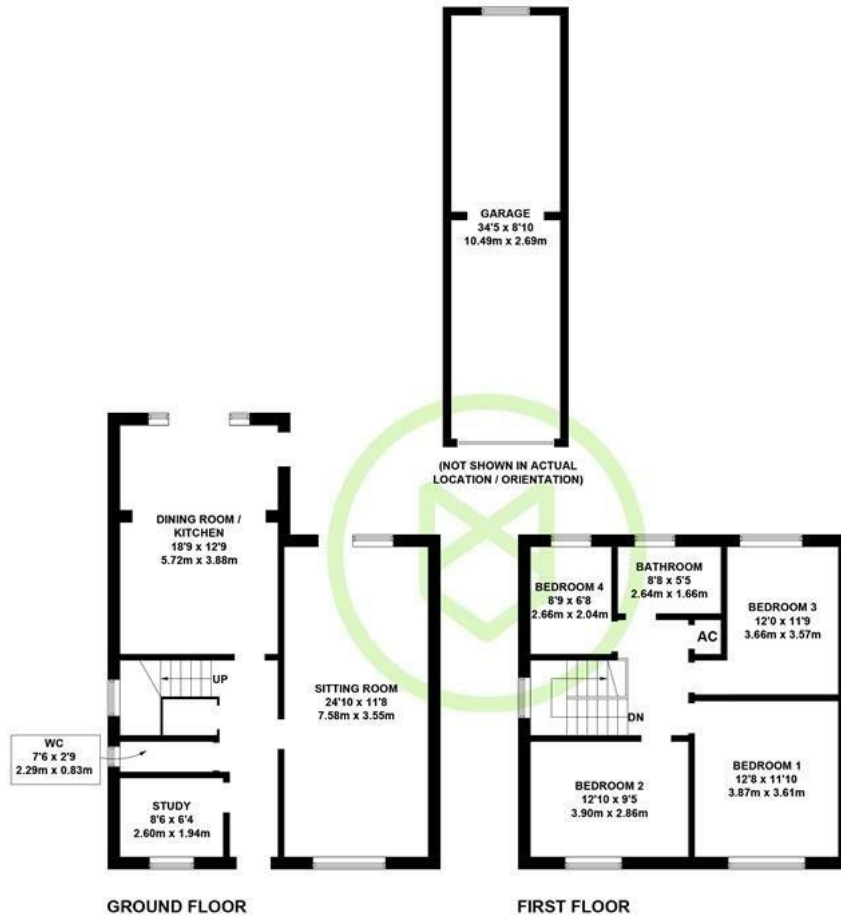


Summary

A beautifully presented and well-proportioned extended detached family home, ideally situated within a quiet cul-de-sac in the highly desirable village of East Wellow. The property offers spacious and versatile accommodation, including four well-sized bedrooms, a modern family bathroom, an impressive extended open-plan kitchen/dining area, a generous sitting room, a useful study, and a convenient downstairs cloakroom. Externally, the home benefits from a well-enclosed, south-facing rear garden, perfect for outdoor enjoyment, while to the front there is driveway parking leading to a tandem garage, providing ample parking and storage.

Features

- Offered with no onward chain
- Extended detached house
- Open plan kitchen/dining area set at the rear of the home
- Four bedrooms
- Positioned within a quiet cul-de-sac, in the desirable Village of East Wellow
- Driveway parking leading to tandem garage



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 758 SQ FT / 70.4 SQ M
FIRST FLOOR = 625 SQ FT / 58.1 SQ M
GARAGE = 303 SQ FT / 28.2 SQ M
TOTAL = 1686 SQ FT / 156.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1294762)

EPC Rating

Energy Efficiency Rating
Current D
Potential C

5, Elmdale Grove, East Wellow, Hampshire, SO51 6AX

Ground Floor

A welcoming and well-presented entrance hall sets the tone for this delightful home, providing access to a versatile study, a generous sitting room and an impressive kitchen/dining area, along with a convenient cloakroom fitted with a WC and wash hand basin, while stairs rise to the first-floor landing. The spacious sitting room is filled with natural light from a large window overlooking the front aspect and features an attractive electric fireplace as a focal point, with a door leading directly out to the rear garden. To the rear, the extended open-plan kitchen/dining area forms a superb social hub of the home, thoughtfully fitted with a range of wall and base units and a selection of integrated appliances including a washing machine, dishwasher, fridge/freezer, hob with extractor over, oven and combination microwave/oven, along with a centrally positioned sink enjoying views over the garden; there is ample space for a dining table and chairs, and dual doors open out onto the rear garden, allowing for plenty of natural light and making it ideal for both everyday living and entertaining.

First Floor

The first-floor landing provides access to all four bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a well-proportioned double, benefitting from a large window overlooking the front aspect, allowing for plenty of natural light. Bedrooms two and three are also comfortable double rooms, offering ample space for a variety of furnishings. Bedroom four is a good-sized single, ideal as a child's room, guest bedroom or a practical home office/study. The modern family bathroom is stylishly appointed, featuring floor-to-ceiling tiling and a shower over the bath, along with a WC, wash hand basin and a heated towel rail, creating a clean and contemporary finish.

Outside

The rear garden is a particular feature of the property, being well enclosed and enjoying a desirable southerly aspect, making it ideal for soaking up the sun throughout the day. Adjoining the property is a patio area, perfect for outdoor dining and entertaining, while the remainder of the garden is predominantly laid to lawn and attractively bordered with a variety of mature shrubs and an assortment of established trees, providing both colour and privacy. A useful door offers direct access to the garage and beyond the garden lies a bridleway

Parking

Location

The picturesque and characterful village of East Wellow is located to the south west of Romsey, perfectly positioned for access to the New Forest and good road links to the A36, M27 and beyond. This popular location benefits from nearby local shops, pubs and excellent schools.

Tenure

Freehold

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.

Heating

Gas

Infant and Junior School

The Wellow Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band E

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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