



4 Bridge Cottages | £525,000  
Foxes Lane, West Wellow, Romsey, SO51 6EA





## 4 Bridge Cottages

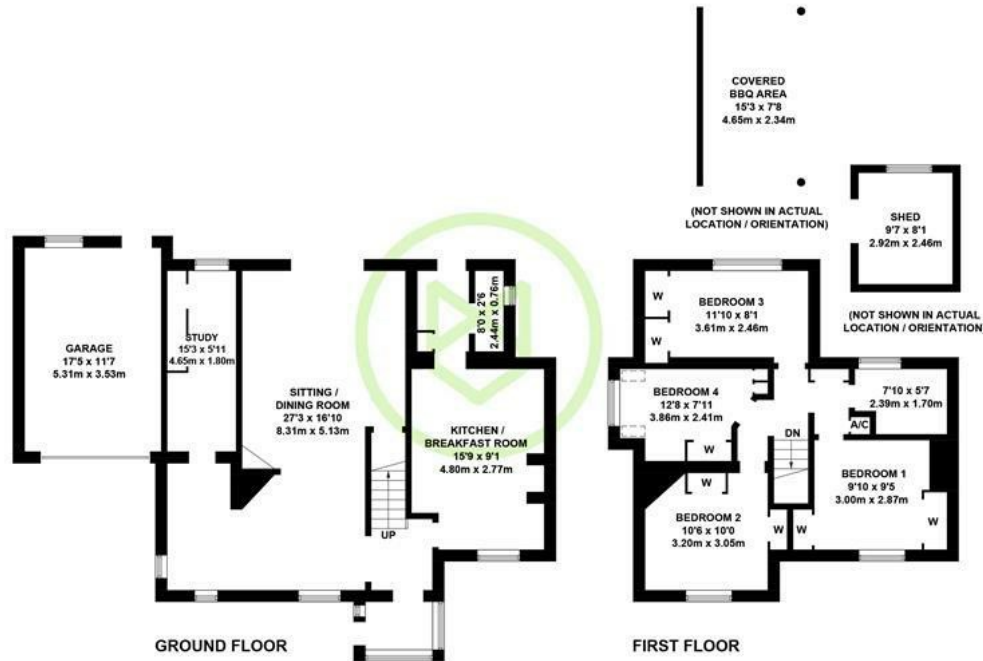
Foxes Lane, West Wellow, Romsey, SO51 6EA

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# Summary

This charming semi detached cottage dating back to the 1920's has been in the same family for over 50 years and is offered to the market with no onward chain. Situated on a generous plot approaching a quarter of an acre and enviably positioned in the heart of the desirable village of West Wellow with a wealth of amenities on the doorstep including a tennis centre, coffee shop with paddle tennis court, village shops, fisheries, ice cream, parlour, school and golf course. The extended and versatile accommodation offers scope for modernisation with four bedrooms and a family bathroom on the first floor. On the ground floor the open plan dining area and sitting room overlook the rear garden with a study adjacent. The kitchen breakfast room is complemented by a separate utility room and shower room with wc. Ample parking is available on the gated driveway extending to the garage with access through to the mature and wonderfully private rear garden.



**APPROXIMATE GROSS INTERNAL AREA**  
GROUND FLOOR = 843 SQ FT / 78.3 SQ M  
FIRST FLOOR = 563 SQ FT / 52.3 SQ M  
GARAGE / SHED = 279 SQ FT / 25.9 SQ M  
TOTAL = 1685 SQ FT / 156.5 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1298040)

## Features

- A charming semi detached cottage
- Enviably positioned in the heart of the desirable village of Wellow
- Extended over the years adding approx 40% offering versatile accommodation
- Four bedrooms and two shower rooms
- Open plan sitting and dining room with study adjacent
- Kitchen breakfast room with utility room
- Generous mature plot approaching a quarter of an acre
- Ample off road parking and garage
- No onward chain

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential C

# 4, Bridge Cottages,

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### Ground floor

A composite front door opens into the part glazed porch with secure inner door to the welcoming entrance hall and stairs to the first floor. To the left the extended and open plan dining area flows in to the generous sitting room which features an open fireplace and sliding patio doors to the patio and private garden. Adjacent is a large study with fitted storage and access to a loft space. The spacious kitchen breakfast room offers ample space for a dining table and chairs with a range of oak effect wall and base units with roll top worksurfaces and tiled splashbacks. Integrated appliances include an eye level double oven, four burner electric hob with hood over, plumbing for a dishwasher and space for a fridge. The adjoining utility room provides additional space and plumbing for white goods with access to the rear garden and shower room with wash basin and wc.

### First Floor

The first floor landing allows access to the loft space and hosts a shelved storage cupboard and airing cupboard with immersion tank. The well proportioned bedrooms comprise three double rooms and one single room, all benefitting from built in storage served by the family shower room comprising a large walk in shower, wc and wash basin

### Parking

Ample off road parking is available on the gated gravel driveway which extends to the garage with access through to the rear garden

### Outside

The enclosed and wonderfully private rear garden is predominantly laid to lawn, punctuated with a variety of mature trees creating a pleasant leafy backdrop whilst overlooking open farmland. A patio area abuts the rear of the property with a covered seating area adjacent, perfect for entertaining. A timber garden shed provides useful outside storage along with a green house and enclosed bin area.

### 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 C - 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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