



Lilac Cottage | £1,000,000
Buttons Lane, West Wellow, Hampshire, SO51 6BR





Lilac Cottage

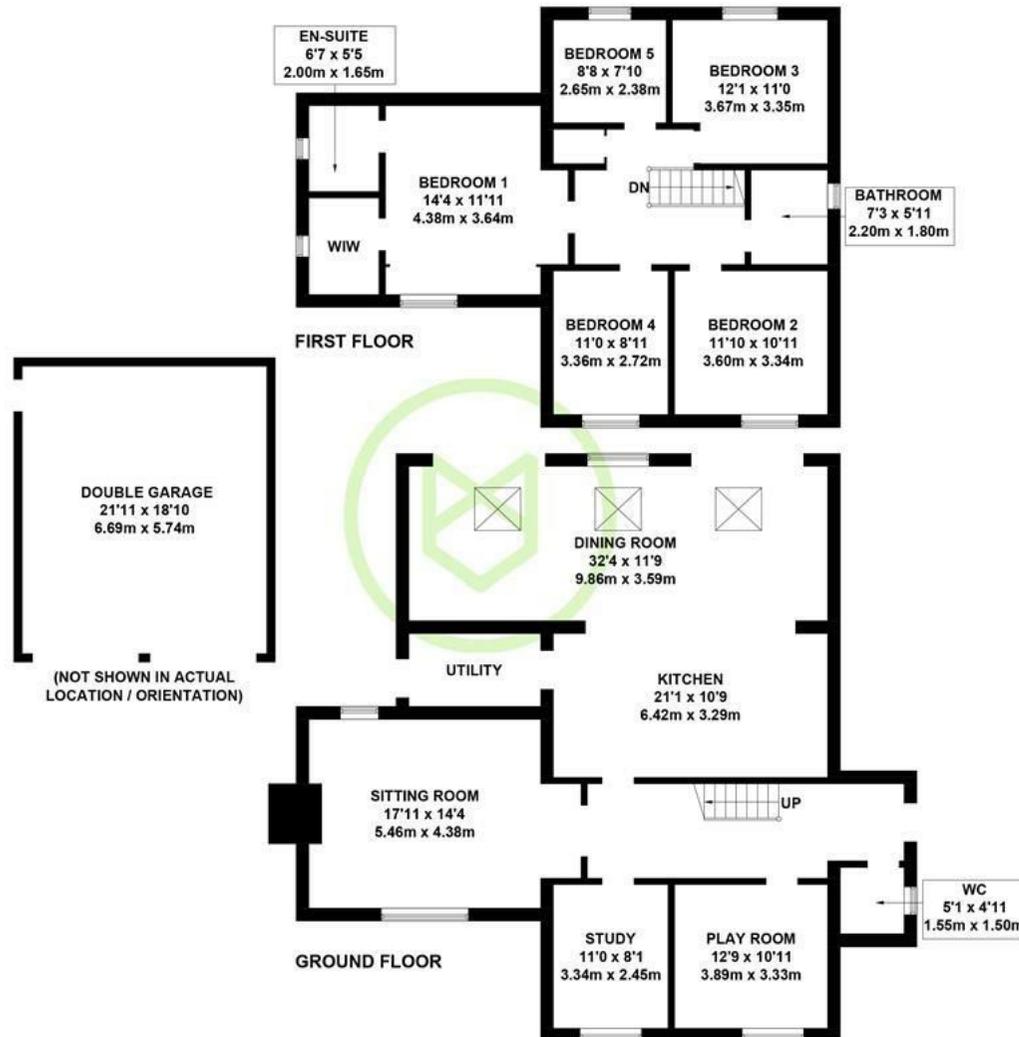
Buttons Lane, West Wellow, Hampshire, SO51 6BR

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Summary

This stunning family residence is discreetly situated on a generous and private plot extending to over a third of an acre in the heart of the desirable Hampshire village of Wellow, offering a wealth of amenities nearby. Having been tastefully extended and upgraded by the current owners, the immaculate accommodation is presented to an exceptional standard throughout offering five bedrooms on the first floor which includes the principal suite, boasting a luxury en-suite shower room and walk in dressing room. The ground floor features the stylish open plan kitchen and dining area creating the social hub of the home with bi fold doors to the spacious patio area, complemented by three further reception rooms. Ample off road parking is available on the gated driveway for numerous vehicles fronting the detached double garage.



APPROXIMATE GROSS INTERNAL AREA = 2392 SQ FT / 222.2 SQ M
OUTBUILDING = 414 SQ FT / 38.4 SQ M
TOTAL = 2806 SQ FT / 260.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1282250)

Features

- A truly stunning and luxury family residence
- Tastefully extended and upgraded by the current owners to an exceptional standard
- Desirable Hampshire village location
- Generous and private plot extending to one third of an acre
- Five bedrooms including a principal bedroom with en-suite and dressing room
- Impressive open plan 'live in' kitchen, dining and family area
- Stylish kitchen with central island and integrated appliances
- Three further reception rooms
- Ample off road parking on gated driveway
- Detached double garage

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground floor

The ground floor offers well-proportioned and versatile living accommodation, including a bright and airy sitting room, further enhanced by an attractive feature log burning stove, formal dining room, and a dedicated home office, alongside an impressive open-plan kitchen, dining and family room with a separate utility room. Forming part of the recently added extension, the kitchen is an outstanding contemporary space designed for modern living. It features a striking design, two sets of bi-fold doors that allow an abundance of natural light to flow in, and a stylish feature log burner, creating a warm and inviting atmosphere. A range of quality integrated appliances include an oven, combi oven, steam oven, warming drawer, induction hob with extractor hood over, dishwasher, wine cooler, fridge, freezer and Quooker boiling water tap. The open-plan layout includes a central island and breakfast bar makes this kitchen, dining and family area the true heart of the home, ideal for both day-to-day family life and entertaining guests. Completing the ground floor is a convenient downstairs cloakroom.

First floor

The first floor landing serves the five bedrooms which includes the principal bedroom enjoying the added benefit of a stylish en-suite shower room and a dedicated walk in dressing room. The remaining four bedrooms are served by a contemporary and stylish family bathroom.

Parking

As you approach the property, a secure remote sliding gate accesses the private driveway offering generous off-road parking on the gravel parking area for numerous vehicles, fronting the detached double garage.

Outside

The mature and landscaped gardens are predominantly laid to lawn enveloping the property, bordered by a variety of hedgerows and trees creating a wonderfully private and child friendly out door space. A secure gate accesses the rear garden which features a spacious patio area and covered seating area, perfect for al fresco dining whilst enjoying the sunny westerley aspect.

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 central heating

Infants & Junior School

Wellow Primary School

Secondary School

The Mountbatten School

Council tax

Band G - 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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