



The Drove, West Wellow
Asking Price £700,000



- Attractive bungalow sat on a sizeable plot approaching 1/4 acre
- Quiet residential cul de sac
- Spacious open plan kitchen/dining/family room with separate utility
- Current planning consent for a self contained annexe
- Sitting room
- Three double bedrooms
- Private plot and ample off road parking
- Set in the heart of the village

Perfectly positioned on a quiet residential cul de sac, *Coanga* is an attractive bungalow set within a generous plot approaching a quarter of an acre. The property has undergone a significant programme of improvement, creating bright, open plan living spaces presented in soft neutral tones. The extensive hallway opens via double doors into the remodelled kitchen, dining, and family area — a sociable, contemporary space ideal for entertaining. The kitchen features an impressive island unit topped with high quality quartz work surfaces, complemented by a well appointed utility room for added convenience.

A separate hallway leads to three double bedrooms, including a principal suite with en-suite facilities. The large gardens are beautifully stocked with mature shrub borders and trees, supported by substantial outbuildings. A spacious garage, accessed from the brick paved driveway, offers power and light and currently benefits from planning permission for conversion — providing exciting annexe potential.

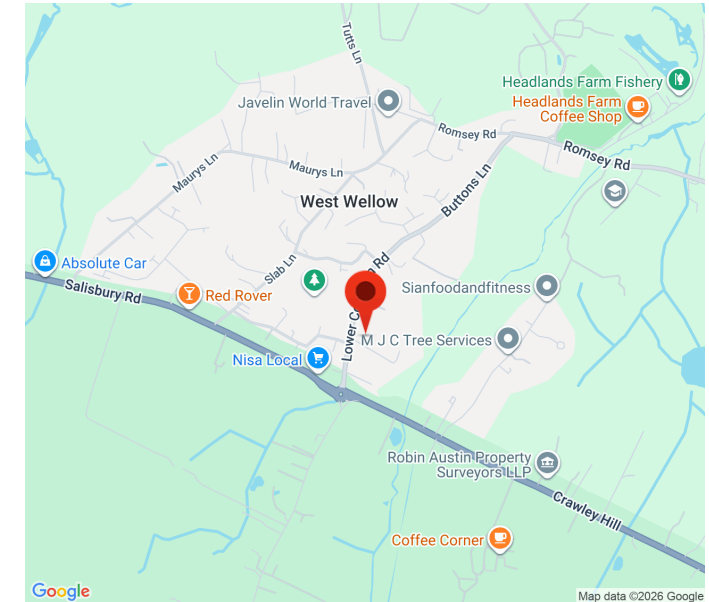
Approached through double green wrought-iron gates, the property enjoys excellent privacy. A stepping stone path winds past a small lawn and attractively planted front garden to the front door, screened by mature hedgerows. The rear gardens extend to approximately a quarter of an acre, featuring expansive lawns interspersed with shaped shrub beds and trees. A patio adjacent to the rear elevation provides the perfect setting for summer entertaining or quiet relaxation. Midway down the garden, two timber workshops — one with power and light — offer versatile space for hobbies or storage.



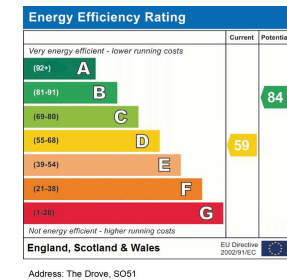
Floor Plan



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

32 Bridge Rd, Park Gate, Southampton SO31 7GF

Tel:01489 584 298, Email:hello@chimneypotsestateagents.co.uk, <https://www.chimneypotsestateagents.co.uk/>

