



15 Fielders Way | £695,000  
East Wellow, Hampshire, SO51 6EX





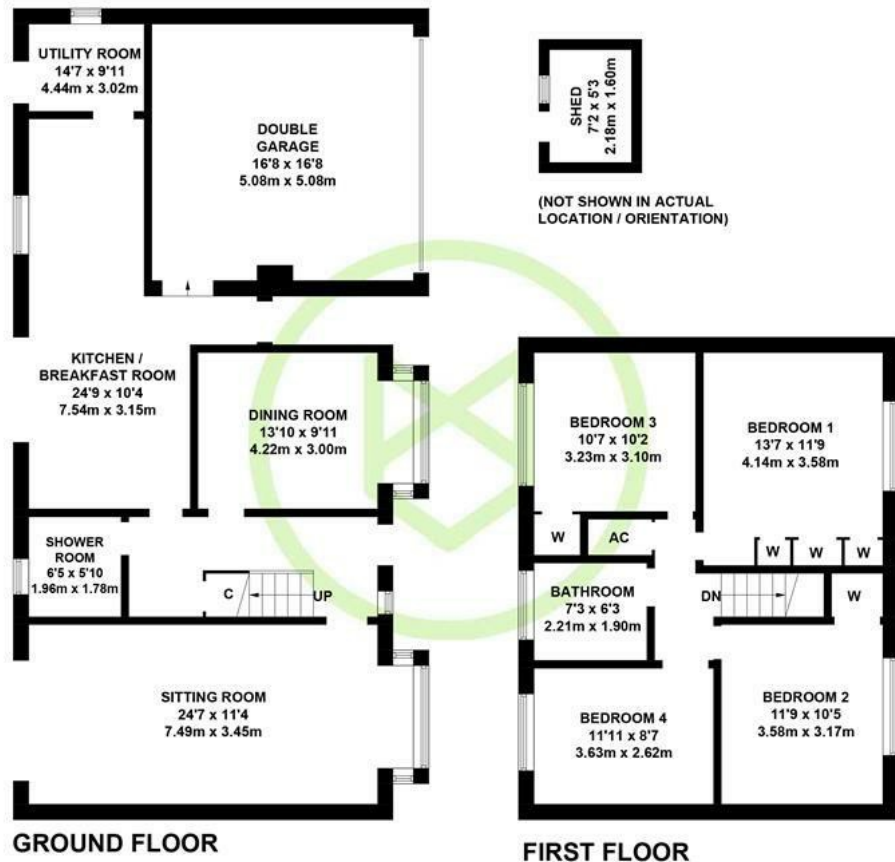
15 Fielders Way  
East Wellow, Hampshire, SO51 6EX

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



# Summary

A beautifully presented and substantially extended detached family home, occupying a generous corner plot in the highly sought-after village of East Wellow. Offering spacious and versatile accommodation throughout, the property features four well-proportioned double bedrooms, a family bathroom, separate shower room, generous sitting room, separate dining room, impressive open-plan kitchen/breakfast room, and a useful utility room. Outside, the home enjoys a wonderful sense of privacy, with a well-enclosed south-facing rear garden providing an ideal space for relaxation and entertaining, complemented by a separate private side garden. Further benefits include a block-paved driveway providing ample off-road parking and a double garage.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1145 SQ FT / 106.4 SQ M  
(INCLUDING DOUBLE GARAGE)  
FIRST FLOOR = 644 SQ FT / 59.8 SQ M  
SHED = 37 SQ FT / 3.5 SQ M  
TOTAL = 1825 SQ FT / 169.7 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1306377)

## Features

- Beautifully presented and substantially extended detached family home
- Occupying a generous corner plot in the sought-after village of East Wellow
- Four double bedrooms, family bathroom and separate ground-floor shower room
- Spacious sitting room, separate dining room and impressive open-plan kitchen/breakfast room
- Private south-facing rear garden, additional enclosed side garden and excellent outdoor entertaining space
- Block-paved driveway providing ample off-road parking and a double garage

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# 15, Fielders Way, East Wellow, Hampshire, SO51 6EX

## Ground Floor

Upon entering the property, you are welcomed by a spacious entrance hall providing access to the principal ground-floor accommodation, including the sitting room, dining room, kitchen/breakfast room, shower room, useful under-stairs storage cupboard, and staircase rising to the first-floor landing. The ground-floor shower room is fitted with a shower cubicle, WC, wash hand basin, and heated towel rail. The generously proportioned sitting room is a bright and inviting space, featuring a large bay window overlooking the front aspect and sliding patio doors opening onto the rear garden. The separate dining room offers excellent versatility and could equally serve as a family room, playroom, or home office, also benefiting from a large bay window to the front. A particular highlight of the property is the impressive extended kitchen/breakfast room, creating a superb open-plan space for modern family living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, a 'Rangemaster' cooker with hob, plumbing for a dishwasher, and space for a fridge/freezer, with ample room for a breakfast or dining table. Leading from the kitchen is a useful utility room with plumbing for a washing machine and its own external access, while also providing internal access to the double garage. Further enhancing the flow of the home, sliding doors open from the kitchen/breakfast area onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces.

## 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 generously proportioned double room, benefiting from a range of built-in wardrobes that provide excellent storage. Bedrooms two and three are also well-sized double bedrooms, each featuring built-in wardrobes, making them ideal for family members or guests. Bedroom four offers versatile accommodation and could serve equally well as a small double bedroom, spacious single room, home office, or nursery. Completing the first floor is the stylish family bathroom, finished with contemporary floor-to-ceiling tiling and fitted with a panelled bath with shower over, WC, wash hand basin, and a heated towel rail, creating a practical and comfortable space for everyday family living.

## Outside

The garden is a particular feature of the property, offering a private and well-enclosed outdoor space that enjoys a desirable south-facing aspect. A generous adjoining patio provides the perfect setting for outdoor dining, entertaining, or simply relaxing, while the substantial lawn is complemented by an attractive selection of mature shrubs, flowers, and established trees, creating a colourful and tranquil backdrop. In addition, there is a separate enclosed side garden, laid predominantly to lawn and bordered by mature hedging, offering further outdoor space alongside a useful timber shed and convenient access to the front of the property.

## Parking

Block paved driveway leading to double garage

## 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.

## 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.

01794 521339 / 02382 541100

[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)

[www.henshawfox.co.uk](http://www.henshawfox.co.uk)

