



11 Brookfields | £625,000
West Wellow, Romsey, Hampshire, SO51 6GS





 Henshaw Fox



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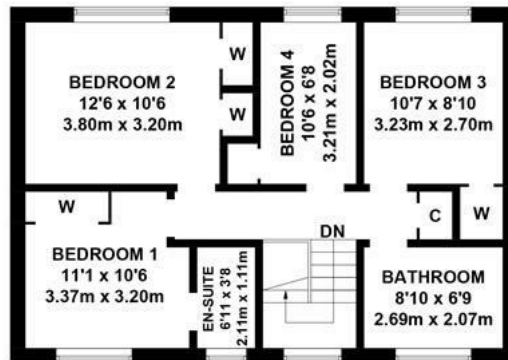
West Wellow, Romsey, Hampshire, SO51 6GS

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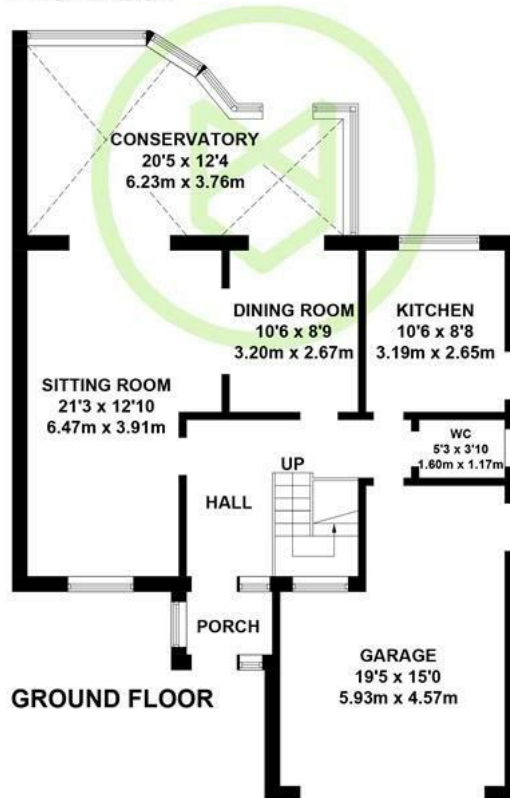


Summary

A well-proportioned detached family home, peacefully positioned within a quiet residential street in the highly desirable and well-regarded village of West Wellow. The well-presented accommodation comprises four bedrooms, including an en-suite to the principal bedroom, a family bathroom, spacious sitting room, separate dining area, modern fitted kitchen, versatile conservatory and a useful downstairs cloakroom. Externally, the property benefits from a well-enclosed and private rear garden, ample driveway parking to the front and a double garage.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1112 SQ FT / 103.3 SQ M
FIRST FLOOR = 655 SQ FT / 60.9 SQ M
TOTAL = 1767 SQ FT / 164.2 SQ M
(INCLUDING GARAGE)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1301427)

Features

- Well proportioned detached family home
- Four bedrooms
- Offered with no onward chain
- Driveway leading to double garage
- En-suite to principal bedroom, family bathroom and useful downstairs cloakroom
- Positioned within the desirable Village of West Wellow

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

Upon entering the property, a useful porch leads through to the welcoming inner hall, which provides access to the sitting room, dining area, kitchen, cloakroom and internal access to the rear of the garage. The cloakroom is fitted with a WC and wash hand basin. The spacious sitting room is bright and airy, benefitting from a large front-facing window, sliding doors opening to the conservatory, and double doors leading into the dining area. A feature gas fire creates an attractive focal point to the room. The dining area offers a versatile space ideal for formal dining or a variety of alternative uses, whilst also enjoying sliding doors into the conservatory and access back to the inner hall. The modern kitchen is well-appointed with a range of wall and base units, a breakfast bar, integrated dishwasher, fridge, microwave, oven, hob and extractor hood above. The conservatory is a versatile room, perfect as an additional dining area, family room or play area. A useful side door provides convenient external access. To the rear of the garage is a practical utility area with plumbing for appliances and a pedestrian door leading to the side access.

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 room benefitting from a built-in wardrobe and en-suite shower room, fitted with a shower cubicle, WC and wash hand basin. Bedroom two is another generous double room with two built-in wardrobes, whilst bedroom three is also a comfortable double, again featuring built-in storage. Bedroom four is a well-sized single room which would equally lend itself perfectly as a home office or study, and also benefits from built-in storage. Completing the first floor is the family bathroom, fitted with a bath, separate shower, bidet, WC and wash hand basin.

Outside

The rear garden is a particular feature of the home, offering a wonderfully private and well-maintained outdoor space. A large adjoining patio provides the ideal setting for outdoor seating, al fresco dining and entertaining, whilst an additional circular patio creates a perfect spot for a table and chairs. The remainder of the garden is mainly laid to a well-kept lawn and is bordered by a variety of mature shrubs and bushes, adding colour and greenery throughout. A useful side pathway also provides convenient access to the front of the property.

Parking

Block paved driveway to the front leading to double garage

Location

The picturesque and characterful village of West 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

Sellers Position

No onward chain

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

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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