







2 Manor Farm Old Cottages | £750,000

Hackleys Lane, East Wellow, Hampshire, SO51 6DR

Henshaw Fox









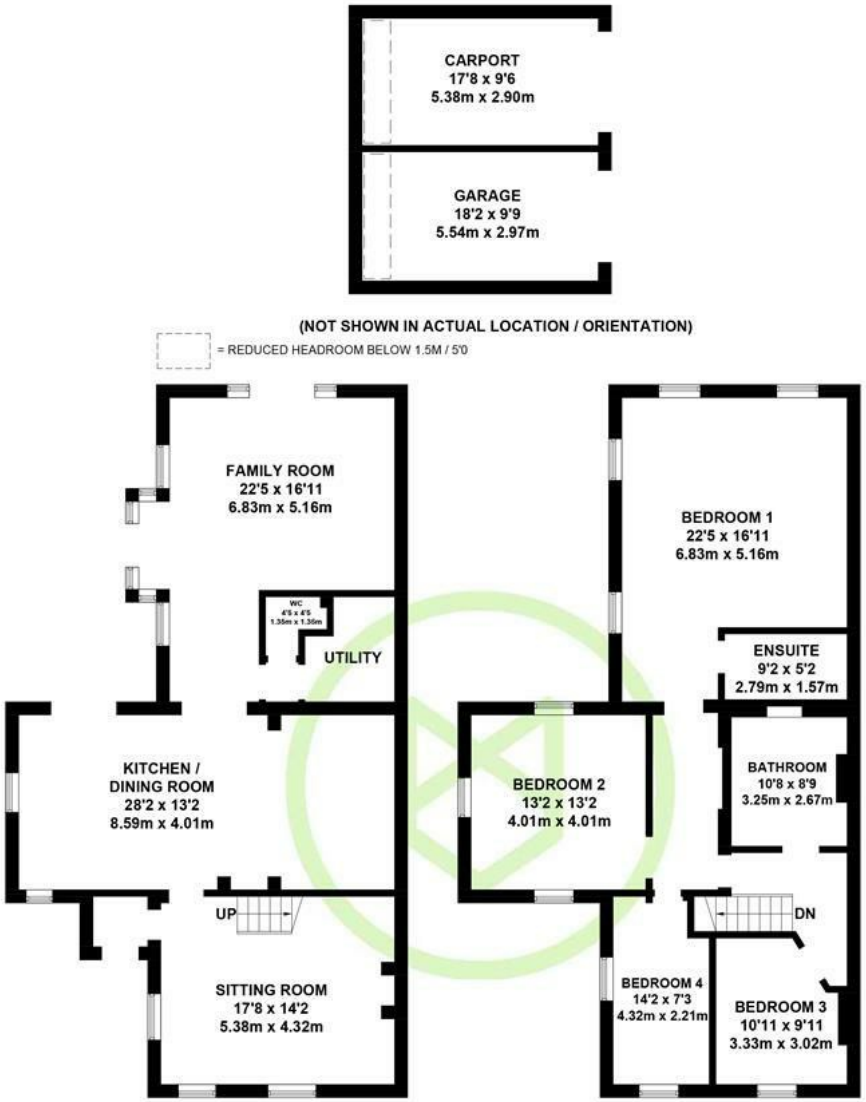




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Hackleys Lane, East Wellow, Hampshire, SO51 6DR

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



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1066 SQ FT / 99 SQ M
FIRST FLOOR = 1028 SQ FT / 95.5 SQ M
GARAGE = 171 SQ FT / 15.9 SQ M
TOTAL = 2265 SQ FT / 210.4 SQ M
(EXCLUDING CARPORT)
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1311247)

Summary

An enchanting extended four-bedroom character cottage occupying a peaceful position within the sought-after village of East Wellow, enjoying delightful countryside views. Beautifully presented throughout, the accommodation blends period charm with modern family living, featuring exposed oak beams, vaulted ceilings, a log-burning stove and a wealth of character. The ground floor offers a spacious open-plan kitchen/dining room, sitting room, versatile family room, utility and cloakroom, whilst upstairs are four well-proportioned bedrooms, including a stunning principal suite with vaulted ceiling and en-suite shower room. Outside, generous landscaped gardens, ample parking, an oak-framed garage and car port complete the property. East Wellow enjoys a desirable setting on the edge of the New Forest National Park, with excellent access to Romsey and the surrounding area.

Features

- Peaceful village setting with beautiful views over open fields
- Extended four bedroom character cottage
- Stunning principal suite with vaulted ceiling, en-suite and exposed beams
- Driveway parking leading to garage and car port
- Open plan kitchen/dining area with separate utility room
- Situated within the sought after and leafy village of East Wellow
- what3words - ///recording.bookings.equal

EPC Rating

Energy Efficiency Rating
Current D
Potential B

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Ground Floor
A useful entrance porch provides plenty of space for coats and boots before opening into the generous sitting room, a wonderfully welcoming space centred around an attractive log-burning stove which creates a cosy focal point. The dual aspect allow for excellent natural light, while stairs rise to the first floor. Beyond lies the heart of the home, a spacious open-plan kitchen/dining room designed with modern family living in mind. Fitted with a range of wall and base units, the kitchen offers space for a cooker with exposed brick surround, fridge/freezer, under counter freezer and dishwasher, whilst a separate utility room provides additional practicality with plumbing for a washing machine and space for a tumble dryer. The dining area comfortably accommodates a large table and chairs, making it ideal for both everyday family life and entertaining, with double doors opening onto the garden and access through to the adjoining family room. A particularly versatile space, the family room enjoys a lovely connection to the outside with two sets of double doors opening onto the garden and would lend itself equally well as a playroom, home office or additional reception space. A cloakroom fitted with a WC and wash hand basin completes the ground floor accommodation.

First Floor
The first-floor landing provides access to four well-proportioned bedrooms and the family bathroom. The impressive principal bedroom is a particular highlight, featuring a splendid vaulted ceiling with exposed oak beams and trusses that create a wonderful sense of character and space. Twin dual-aspect windows flood the room with natural light while enjoying delightful views across the surrounding countryside, and the bedroom is further complemented by a spacious en-suite shower room fitted with a walk in shower, WC, wash basin and heated towel rail. Bedroom two is another generous double bedroom, benefiting from triple-aspect windows that provide an abundance of natural light throughout the day, while bedrooms three and four are both well-sized and versatile rooms suitable for family living, guests or home working. Completing the accommodation is the family bathroom, fitted with a panelled bath with separate shower, WC and wash basin.

Outside
The property enjoys a private setting, screened from the lane by mature laurel hedging. The attractive front garden is predominantly laid to lawn, complemented by a variety of mature trees and established shrubs that create a welcoming first impression. To the rear, the generous garden backs onto open fields, affording delightful far-reaching views across the surrounding countryside. Thoughtfully landscaped and arranged over gentle tiers, the garden is interspersed with attractive brick retaining walls and steps, with expansive lawned areas bordered by mature planting, flowering shrubs and neatly maintained hedging. Adjoining the property, a secluded paved terrace provides an ideal space for outdoor dining and entertaining while enjoying the peaceful surroundings.

Parking
Abundance of driveway parking leading to car port and garage.

Location
Hackley's Lane enjoys a delightful semi-rural setting within the sought-after village of East Wellow, on the edge of the New Forest National Park. The village offers a charming rural lifestyle with a strong sense of community, a well-regarded primary school, village hall, church and public houses. A wider range of amenities can be found in nearby Romsey, whilst excellent road links provide convenient access to Southampton, Winchester and Salisbury via the M27 and M3. Combining beautiful Hampshire countryside with everyday convenience, East Wellow remains one of the area's most desirable village locations.

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.

Sellers Position
Buying on

Drainage
Discuss with agent

Heating
Oil fired heating

Primary School
Wellow Primary School

Secondary School
The Mountbatten School

Council Tax
Test Valley Borough Council - 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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