



£525,000

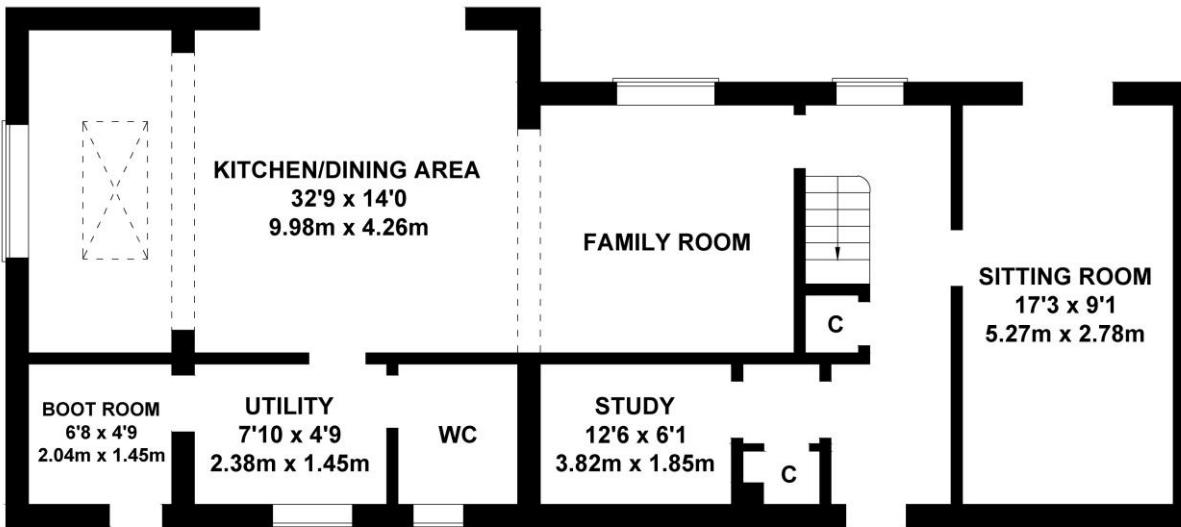
HenshawFox



**6 Meadow Close**  
West Wellow, Romsey, Hampshire, SO51 6GJ

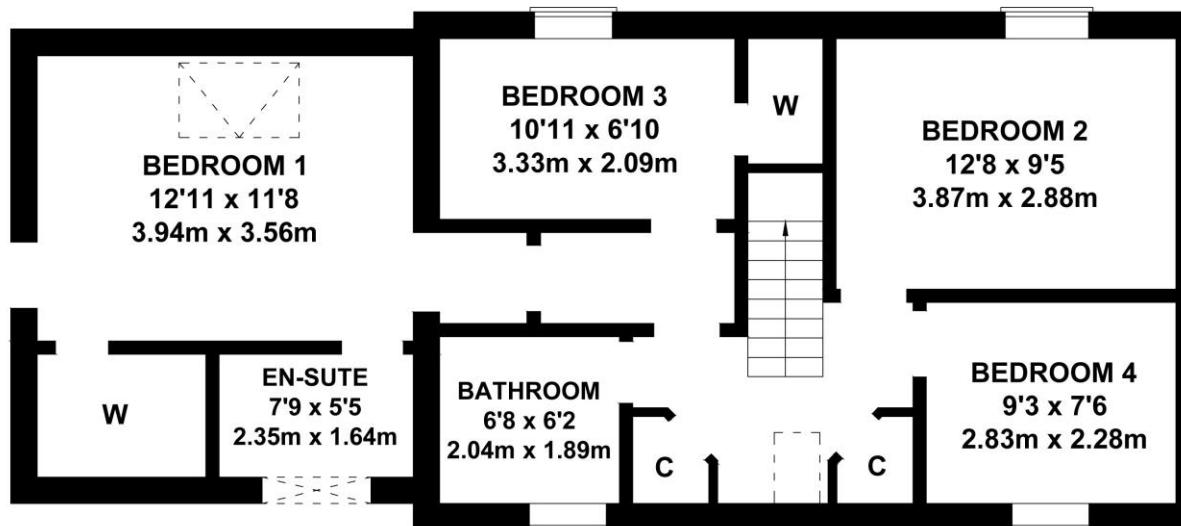
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### GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 925 SQ FT / 85.98 SQ M



### FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 708 SQ FT / 65.79 SQ M

### Summary

This stunning home located in the ever popular village of West Wellow, is situated enviably enjoying uninterrupted views over surrounding countryside. The property has been substantially extended and refurbished throughout to an exemplary standard. The accommodation comprises a sitting room, study, stunning open plan kitchen/dining/family area, utility room, cloakroom, boot room, four well proportioned bedrooms including an ensuite and walk in wardrobe to the main bedroom. Luxury family bathroom upstairs, ample storage throughout, sunny garden overlooking the meadows with double car port and driveway.

### Features

- Beautifully extended four bedroom home with comprehensive accommodation exceeding 1,600sqft
- Refurbished throughout to a wonderful standard
- Stunning countryside location with meadow views
- Contemporary open plan kitchen/dining/family area with underfloor heating
- Lovely sitting room and separate study
- Useful downstairs cloakroom, utility room and boot room
- Incredible main bedroom with walk in wardrobe, luxury en-suite and juliet balcony with meadow views
- Private rear garden with sunny aspect
- Under cover driveway parking and electric car charging point
- No onward chain

### EPC Rating:

Energy Efficiency Rating:

**Current**

**TBC**

**Potential**

**TBC**

Environmental Impact Rating (CO<sub>2</sub>):

**Current**

**TBC**

**Potential**

**TBC**

# 6 Meadow Close

West Wellow, Romsey, Hampshire, SO51 6GJ

## Ground Floor

This incredible home provides a wealth of spacious accommodation. A study is to the left of the entrance hallway, equipped with a tall standing storage cupboard. Further understairs storage in the hallway and leads to the stairs to the first floor, sitting room and open plan family area. The sitting room is a beautiful double aspect room featuring double doors opening to the rear garden. The family room provides a further seating area, opening to a dining space with ample room for a large table and chairs, boasting underfloor heating and overlooking the rear garden through bi-fold doors. The kitchen has been carefully redesigned and refitted to a stunning standard, enjoying wonderful views over the surrounding countryside and also benefitting from underfloor heating. It benefits from a range of fitted appliances including a full height fridge and full height freezer, 'Neff' induction hob with extractor canopy over, integrated 'Neff' eye level oven, additional 'Neff' microwave combination oven, built in dishwasher, quartz worktops, built in sink/drainer with instant hot tap and a useful breakfast bar. The downstairs accommodation is complete with a cloakroom, utility room with worktop space, stainless steel sink/drainer, space for a washing machine and tumble dryer, and further storage cupboards. This also leads to a boot room housing the boiler, with yet more storage space for coats, shoes etc, and a door that leads to the car port.

## First Floor

The landing space provides access to all upstairs rooms as well as access into the loft. Bedroom one is a large double room with Juliet balcony overlooking the meadows, further loft access, walk in wardrobe, stunning fully tiled ensuite fitted with a WC, wash basin, walk in shower, heated towel rail and LED mirror. Bedrooms two and three are to the rear aspect with bedroom two boasting a fitted wardrobe. The fourth bedroom is a generous single to the front elevation. The family bathroom has also been fitted with a modern and contemporary suite comprising WC, wash basin, bath with shower over and heated towel rail.

## Outside

To the front is a driveway underneath a car port, which has access via door into the boot room, and via a side gate and path into the rear garden. This is predominantly laid to lawn, with a patio area backing onto the rear of the home and along the side, enjoying beautiful views over the adjoining countryside. It is also equipped with a wooden storage shed and is bordered by fencing all the way around.

## Parking

Driveway in the form of a car port with space for two vehicles and benefiting from an electric car charging point. There is further space to park multiple cars in front of the car port.

## 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.

## Terms and Conditions

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. It should not be assumed that the property remains the same as shown in the photographs.

## Additional Information

- **Sellers Position:** No forward chain
- **Age:** 2006
- **Tenure:** Freehold
- **Heating:** Gas central heating
- **Windows:** UPVC double glazed throughout
- **Infant and Junior School:** The Wellow School
- **Secondary School:** The Mountbatten School
- **Council Tax:** Tax band C

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