



10 Sand Close | £625,000
West Wellow, Romsey, Hampshire, SO51 6RD





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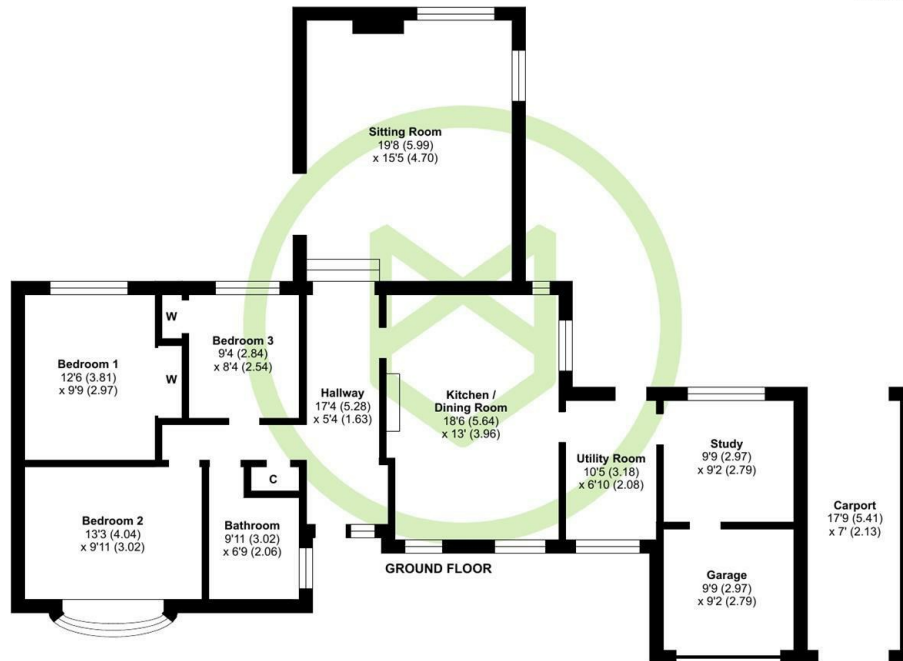
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Sand Close, West Wellow, Romsey, SO51

Approximate Area = 1428 sq ft / 132.7 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023.
Produced for Henshaw Fox Ltd. REF: 1047393

Summary

A delightful detached bungalow, positioned within a quiet cul-de-sac in the desirable Village of West Wellow. The accommodation features an expansive sitting room featuring charming log burner, open plan kitchen/dining room peeling onto useful utility room, study which could be used as an additional bedroom, three generous bedrooms and family bathroom. Outside, the home benefits from a secluded south/easterly aspect, driveway parking, garage and car port. The property also has planning permission to demolish the utility, garage, and carport then build a two-story side extension, which would provide a double garage, sun room, two additional bedrooms, and a kitchen. (Planning reference: 22/00421/FULLS)

Summary

- Three-bedroom detached bungalow
- Open plan kitchen/dining room
- Situated within a quiet cul-de-sac
- Driveway parking, integrated garage and carport
- Planning Permission granted (Planning reference: 22/00421/FULLS)
- Private and enclosed garden
- Study which could be used as an additional bedroom

EPC Rating

Energy Efficiency Rating
Current
Potential

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Accommodation

The welcoming entrance hallway allows access to the spacious sitting room, kitchen/dining room, all three bedrooms and family bathroom. Nestled at the rear of the home, the generous sitting room has double doors out to the rear garden and charming log burner acting as a real focal point to the room. The open plan kitchen/dining room offers a selection of wooden wall and base storage cupboards, integrated oven and microwave, hob with extractor above, plumbing for dishwasher, space for fridge and space for freezer. The utility room has plumbing for washing machine and leads through to useful study room currently set up as home office, door then provides access to rear of integral garage. The principal bedroom is a generous double with useful sliding door wardrobe and bedroom two features a bay window inviting abundance of natural light. Bedroom three is an ample single with inbuilt storage. The family bathroom comprises stylish floor to ceiling tiles, bath, shower cubicle, WC and wash basin.

Outside

Externally is a beautifully maintained garden, mainly laid to lawn featuring useful patio area and bordered by mature shrubs and trees providing a high level of seclusion.

Parking

Driveway parking is provided to the front for several vehicles leading to integral garage and 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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers Position

Looking for onward purchase

Age

Built in the 1970's

Heating

Gas central heating

Windows

UPVC

Infant and Junior School

The Wellow School

Secondary School

The Mountbatten School

Planning Permission

Speak to agent for further information (Planning reference: 22/00421/FULLS)

Council Tax

Test Valley - Band E

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