



32 Barnes Close | £515,000  
West Wellow, Romsey, Hampshire, SO51 6ET



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## Summary

This extended semi detached family home is conveniently situated in a popular cul-de-sac in the heart of the village of West Wellow, known for its sense of community. The versatile arrangement of accommodation offers four generous bedrooms with a large double room on the ground floor, complete with an en-suite shower room, forming part of the converted garage. A separate sitting room is complemented by an impressive open plan dining and living area with a stylish kitchen providing a social space for modern day living. French doors open to the landscaped rear garden with a spacious paved seating area, perfect for entertaining or alfresco dining. Parking is available on the driveway with a store room accessed via a remote roller door. A garden cabin is currently utilised as a home office.

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## Summary

- An extended and versatile family home
- Popular cul-de-sac location
- Situated in the heart of West Wellow with a wealth of local amenities
- Four generous bedroom with an ensuite shower room to the ground floor
- Impressive open plan kitchen, dining and living area
- Landscaped and enclosed rear garden
- Off road parking
- Store room and garden cabin/home office
- Well regarded local schooling

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## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



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## Ground Floor

A covered entrance and recessed composite front door opens into the welcoming entrance hall, fitted with oak effect flooring. A useful cloakroom to the left has a vanity unit and mounted wash basin, WC and heated towel rail. Bespoke storage is fitted under the stairs, maximising on the space available. The sitting room features an electric fire set on a marble hearth and solid oak mantel. To the rear of the property is an impressive open place kitchen and dining area extending into an open conservatory overlooking the landscaped garden. Fitted with tiled flooring and neutral décor, this bright and airy space feels very social with a modern fitted kitchen offering an extensive range of gloss wall and base units with granite effect work surfaces. Integrated appliances include a double oven, four burner gas hob with filter over, dishwasher and space for an American fridge freezer. a separate utility cupboard offers space and plumbing for a washing machine and dryer. A double bedroom is situated on the ground floor with built in a wardrobe and modern en-suite shower room.

## First Floor

The first floor landing hosts the shelved airing cupboard and allows access to the loft via a hatch. The three bedrooms are well proportioned with bedroom one and three benefitting from built in storage. The part tiled family bathroom comprises a panelled bath with mixer shower over, vanity unit with mounted wash basin, WC and heated towel rail.

## Parking

Off road parking is available on the tarmac driveway with an electric car charging point. A remote roller door accesses a useful storage space forming part of the converted garage.

## Outside

A secure side gate accesses the enclosed and landscaped rear gardens which features a paved seating area that extends to the rear of the property and edged by timber sleepers. The raised lawn is well tended with colourful planted borders and flower beds creating a pleasant back drop. A timber garden cabin is currently utilised as a home office and is fitted with power and light.

## Location

West Wellow is a charming and sought after Hampshire village set in stunning open countryside and farmland whilst offering ideal commuter links, within easy reach of the M27 and A36 road networks. There is excellent local schooling for all ages with a wealth of recreational facilities available. Wellow is well served with traditional village amenities including a post office, convenience store, choice of butchers, pharmacy and public house. The market town of Romsey is also within a short distance providing a more extensive range of amenities. The nearby New Forest National Park offers a wealth of outdoor activities and places of natural beauty to visit and explore.

## Sellers Position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Wellow Primary School

## Secondary School

The Mountbatten School

## Council Tax

Band D - Test Valley Borough Council

## 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 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.

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