



£695,000

HenshawFox

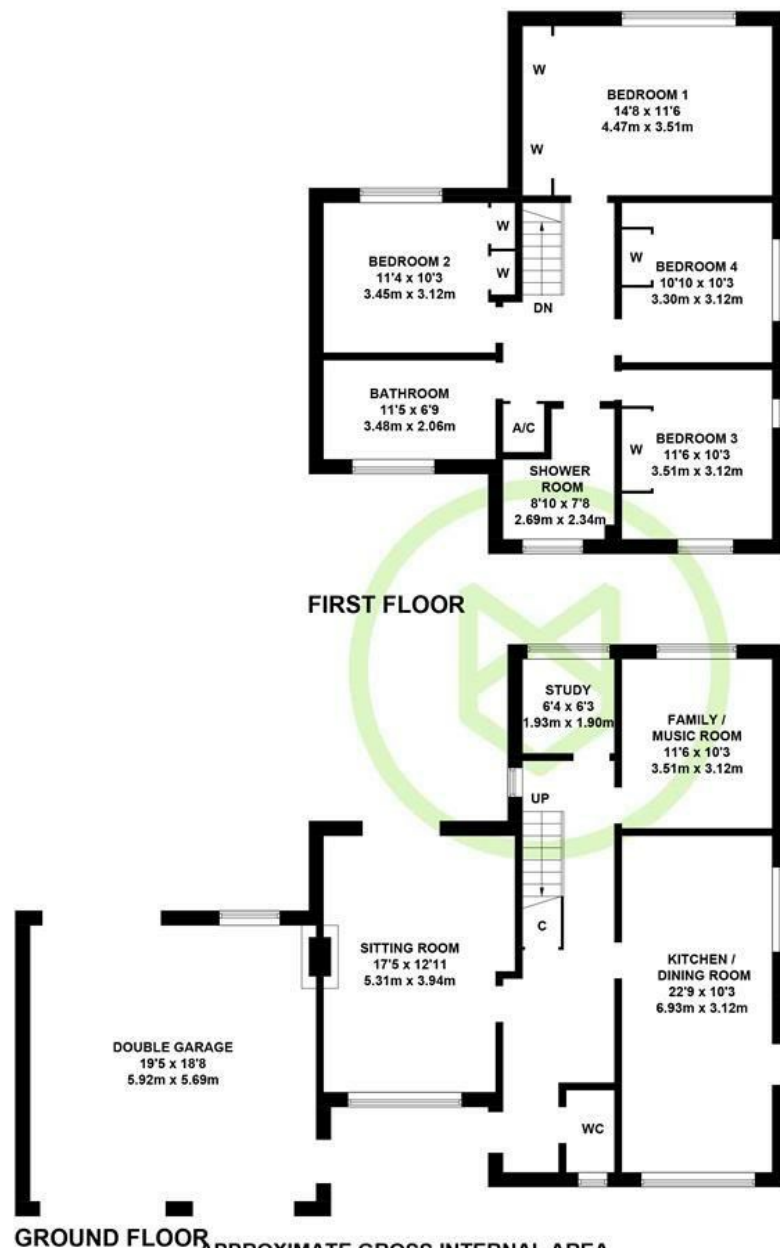


3 Sand Close

West Wellow, Romsey, Hampshire SO51 6RD

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 829 SQ FT / 77.0 SQ M
 DOUBLE GARAGE = 362 SQ FT / 33.6 SQ M
 FIRST FLOOR = 829 SQ FT / 77.0 SQ M
 TOTAL = 2020 SQ FT / 187.6 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1012372)

Summary

A generous detached home with spacious and light accommodation of approximately 2000 sq. ft, located within a peaceful setting on a corner plot and in a quiet closed road. The home offers four double bedrooms, a four piece family bathroom and further shower room, sitting room, study, family room, kitchen/dining room, beautiful gardens, driveway and double garage.

Features

- Detached home offering spacious and light accommodation
- Located within a quiet cul de sac and in a corner position
- Catchment for Wellow Primary and The Mountbatten Secondary School
- Four double bedrooms, four piece bathroom and shower room
- Sitting room, family room, study and kitchen/dining room
- Large double garage and driveway parking
- Beautifully kept and secluded gardens

EPC Rating:

Energy Efficiency Rating

Current 65

Potential 77

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Accommodation

Ground Floor

The welcoming entrance hallway provides access to the downstairs WC, understairs storage, the sitting room, kitchen/dining room, family room, study and first floor via the stairs. The sitting room is a well lit room with a pleasant double aspect, 'French' style patio doors open out to the rear garden and a marble fireplace and hearth with a fitted living flame gas fire provides the perfect focal point. The kitchen/dining room is an excellent social space, the floor is laid with quarry tiles and a door opens to the garden. The kitchen is fitted with a range of cupboards and drawers, a double oven including microwave, hob with extractor over, ceramic sink, dishwasher, washer dryer and a fridge/freezer. The family room is currently used as a music room, but could be utilised in many ways, including a play room or second sitting room. The study overlooks the rear garden and would serve well as a home office.

First Floor

The large first floor landing provides access to the four double bedrooms, the four piece family bathroom, the shower room, loft space and the airing cupboard. All four bedrooms are generous double rooms and all benefit from fitted wardrobes. The family bathroom is fitted with a white suite comprising WC, wash basin, bath, enclosed shower cubicle and heated towel rail. The shower room is fitted with a modern white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail.

Outside

The gardens are a particular feature of the home, beautifully kept and offering a great deal of seclusion. The rear and side gardens are mainly to lawn with well stocked borders, established hedging and trees. A paved area adjoins the rear of the sitting room, a perfect space for outside dining. There is a greenhouse, compost area, access to the front via both sides of the home and door opening into the garage. To the front of the home is a secluded seating area enjoying a pleasant south and westerly aspect, a door opening to the garage, a water softener and gates providing access to the rear garden.

Parking

Driveway parking is in front of the the double garage, which has power, lighting, a sink with hot and cold water, storage in roof space, two up and over doors and a further up and over door opening into the rear garden.

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, excellent schools, tennis, cricket and football clubs, coarse fishing at Headlands Farm Fishery which also has a coffee shop and the popular Wellow Golf Club and fitness centre.

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 forward purchase

Age

1970s

Tenure

Freehold

Heating

Gas central heating

Primary School

Wellow Primary School

Secondary School

The Mountbatten School

Council Tax

Band F - Test Valley Borough Council

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