



Embley Hill Embley Lane | £665,000
East Wellow, Romsey, SO51 6DN





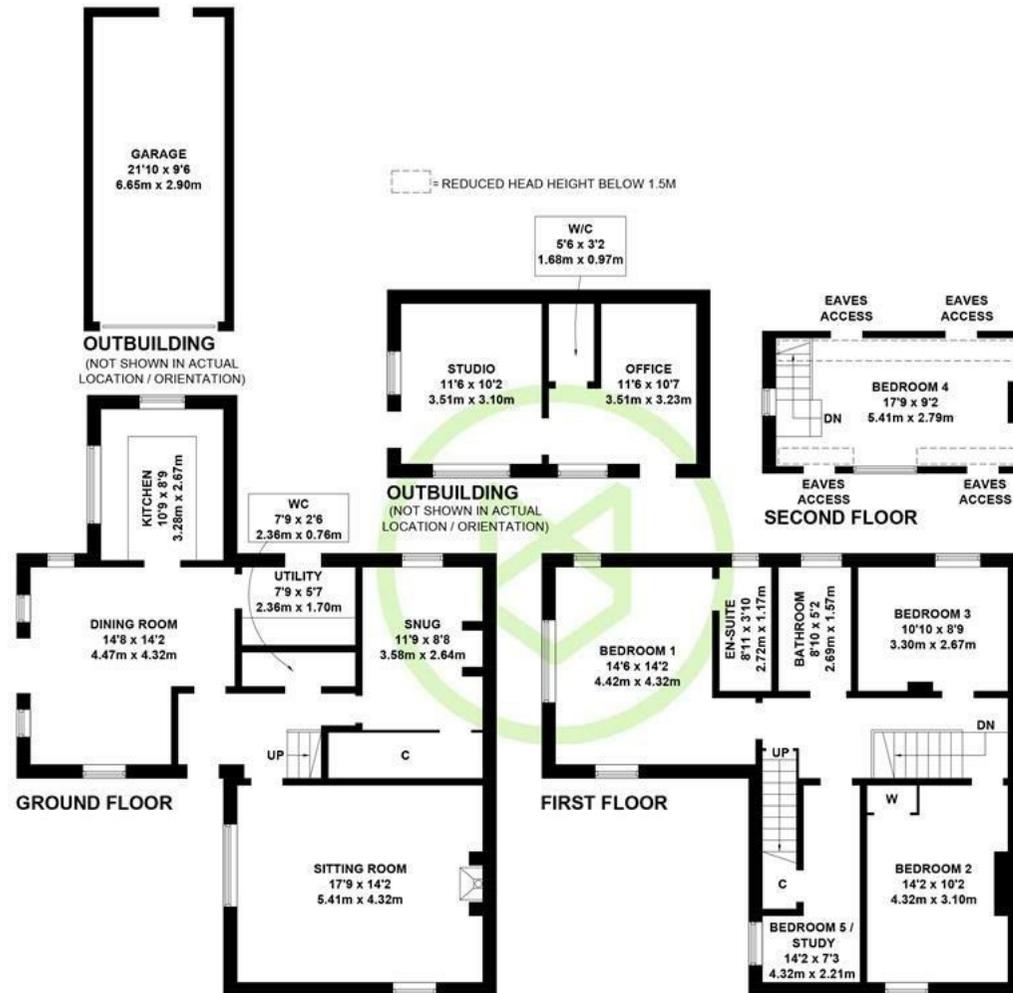
Embley Hill Embley Lane
East Wellow, Romsey, SO51 6DN

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Summary

An exquisite turn-of-the-century semi-detached home, brimming with character and charm, nestled in a peaceful setting on Embley Lane. Set within a generous plot of approximately 0.2 acres, the property offers well-proportioned accommodation including five bedrooms, a principal en-suite, and a family bathroom. The ground floor features a spacious sitting room with a cosy log burner, a versatile snug, a dining room opening into a kitchen with vaulted ceiling, a practical utility area, and a convenient downstairs cloakroom. Outside, the home benefits from established wrap-around gardens, a versatile outbuilding ideal as a home office, ample driveway parking and a detached garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 836 SQ FT / 77.7 SQ M
FIRST FLOOR = 736 SQ FT / 68.4 SQ M
SECOND FLOOR = 162 SQ FT / 15.1 SQ M
GARAGE / OUTBUILDING = 452 SQ FT / 42.0 SQ M
TOTAL = 2186 SQ FT / 203.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1280162)

Features

- Charming turn of the century semi-detached house arranged over three floors
- Four well-proportioned bedrooms, including a generous principal suite with en-suite and study room
- Multiple reception rooms including sitting room with log burner and versatile snug
- Established wrap-around gardens extending to approximately 0.2 acres
- Converted outbuilding providing a two-room home office with WC and views towards 'Willow Lake'
- Open-plan kitchen and dining area with vaulted ceiling and separate utility area
- Abundance of driveway parking and detached garage

EPC Rating

Energy Efficiency Rating
Current E
Potential D

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Ground Floor

Upon entry, a welcoming and spacious entrance hall sets an immediate sense of character, giving access to the sitting room, snug, dining room, cloakroom with WC and wash hand basin, and stairs rising to the first-floor landing. To the front, the generous sitting room is filled with natural light from dual-aspect windows, with a charming log burner providing a cosy focal point and a lovely spot to unwind. The snug offers flexibility to suit modern living, whether as a playroom, reading room or a comfortable home office. To the rear, the dining area is a wonderfully bright and sociable space, enjoying triple-aspect windows and double doors opening onto the adjoining patio, perfect for entertaining and linking the indoors with the garden, while also leading to the utility room with plumbing for a washing machine, space for a tumble dryer and direct garden access. Open plan to the dining area, the kitchen features an attractive vaulted ceiling and dual-aspect windows that enhance the feeling of light and space, complemented by a range of wall and base units and integrated appliances including a double oven, hob with extractor over, fridge/freezer and dishwasher.

First Floor

The first-floor landing leads to four well-proportioned bedrooms, the family bathroom and stairs rising to the second floor. The principal bedroom is a generous double with delightful triple-aspect windows allowing for plenty of natural light, along with a well-appointed en-suite comprising a shower cubicle, WC, wash hand basin and heated towel rail. Bedroom two is a spacious double with a built-in wardrobe, while bedroom three, also a comfortable double, enjoys a pleasant outlook over the rear garden. Bedroom five is a single room, ideal as a nursery or study. The family bathroom is fitted with a shower over the bath, WC, wash hand basin and heated towel rail, completing the accommodation on this floor.

Second Floor

Stairs rise from the first floor to a spacious second-floor double bedroom, a characterful retreat set within the eaves. Generous in size and enjoying useful eaves storage, this charming room offers both practicality and a sense of privacy, making it a versatile and appealing space.

Outside

The gardens wrap around the property, extending from the front along the side and into the rear, creating a wonderful sense of space and privacy. To the front, a well-kept lawn borders the pathway leading to the front door, setting an attractive first impression. A generous patio adjoins the left-hand side of the house, providing a peaceful spot for outdoor seating and entertaining, with the added convenience of a door giving access to the rear of the garage. The rear garden is mainly laid to a large, level lawn, thoughtfully planted with established flowering borders, raised beds and mature hedging that offers a good degree of seclusion. At the far end of the garden sits a substantial outbuilding, cleverly converted into a highly useful home office with two rooms and a WC, offering excellent versatility for those working from home or seeking additional hobby space. The overall plot extends to approximately 0.2 acres and enjoys pleasant views towards 'Willow Lake', adding to the property's charm.

Parking

Abundance of driveway parking to the front and detached garage

Location

Embley Lane enjoys a charming countryside setting just a few miles from the historic market town of Romsey. Surrounded by rolling rural scenery, it offers a peaceful atmosphere while remaining close to everyday conveniences. Romsey itself has a lively feel, with a wide variety of independent shops, welcoming pubs, cosy cafés and well-regarded restaurants, catering to a range of tastes and lifestyles. Although Embley Lane feels tucked away in the countryside, it benefits from excellent transport links, with straightforward road access to the nearby cities of Southampton, Salisbury and Winchester. The area is also well served by highly regarded schools in both the state and independent sectors, making it an appealing choice for families.

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 issuing a memorandum of sale, 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

Heating

Oil

Drainage

Septic Tank

Council Tax

Test Valley - Band D

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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