



26 Barnes Close | £475,000
West Wellow, Romsey, Hampshire, SO51 6ET





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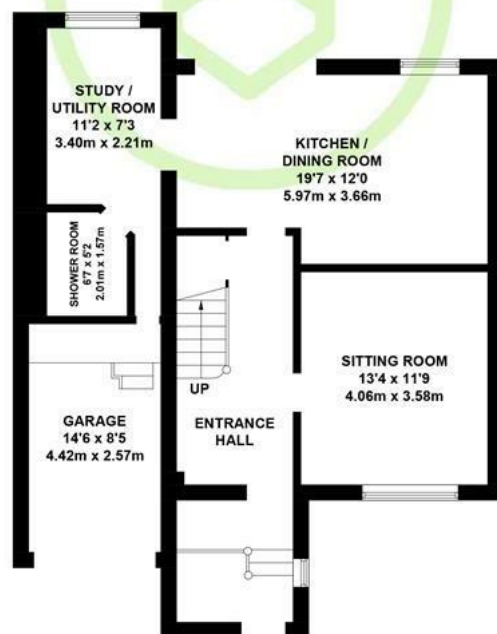
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(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 881 SQ FT / 81.9 SQ M
 FIRST FLOOR = 510 SQ FT / 47.4 SQ M
 OUTBUILDING = 150 SQ FT / 13.9 SQ M
 TOTAL = 1541 SQ FT / 143.2 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1248148)

Summary

This extended and versatile family home is enviably positioned at the conclusion of a quiet cul-de-sac in the heart of the thriving Hampshire village of West Wellow. The well proportioned accommodation offers three generous bedrooms and a modern family bathroom on the first floor. An impressive entrance hall on the ground floor extends to the open plan kitchen and dining area, with a separate sitting room, study/utility and shower room with access into the rear of the garage. Off road parking is available on the driveway. The enclosed and child friendly rear garden features a generous patio seating area, sun terrace and garden cabin. Wellow offers a wealth of amenities locally as well as excellent schooling for all ages.

Features

- An extended and versatile family home
- Desirable village location
- Three generous bedrooms
- Family bathroom and ground floor shower room
- Open plan kitchen and dining area with bi-fold doors to the garden
- Study / utility area
- Separate sitting room
- Off road parking and integral garage
- Enclosed and child friendly garden
- Garden cabin with summer house, store and covered seating area.

EPC Rating

Energy Efficiency Rating
 Current C
 Potential B

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Ground floor

The part glazed front door opens in the spacious and welcoming entrance hall with ample space for coats and shoes, shelved recess and useful storage space under the staircase. The sitting room overlooks the front aspect via full height glazed units. The open plan kitchen and dining area form the social hub of this lovely home, with bi fold doors opening to the spacious patio area, ideal for al fresco dining. The modern kitchen offers a range of gloss fronted and handle-less wall and base units complemented by contrasting granite effect worksurfaces. Integrated appliances include a double oven, four burner gas hob with filter hood over, dishwasher and space for a fridge freezer. Ample space is available for a family dining table and chairs with an open arch into the adjoining study/utility, offering additional space and plumbing for white goods. A useful shower room comprises a dual head shower and cubicle, vanity unit with wash basin over, wc and heated towel rail. An inner door accesses the rear of the garage, fitted with an up and over door.

First Floor

The light and airy landing houses the shelved linen cupboard with access to the well insulated loft space via a hatch. Bedrooms one and two are generous double rooms with twin built in wardrobes to bedroom one. Bedroom three also benefits from a storage recess. The modern family bathroom comprises a P-shaped bath with dual head shower over, vanity unit with mounted wash basin, wc and heated towel rail.

Parking

Off road parking is available on the shaped driveway extending to the integral garage.

Outside

The enclosed and child friendly rear garden is ideal for relaxing or socialising on the spacious patio seating area which spans the width of the garden. A central lawn is flanked by neatly edged and well stocked borders as well as a decked sun terrace. A large cabin to the rear offers a covered seating area, summer house and garden store with additional storage space each side.

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

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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