



Beechcroft

Gardeners Lane, East Wellow, Romsey, SO51 6AD

SPENCERS
ROMSEY





BEEHCROFT

EAST WELLOW • ROMSEY

A stunning country house style residence providing elegant accommodation together with a triple garage and studio over and additional outbuildings in a sylvan 1.75 acre setting, less than 2 miles from the centre of Romsey.

Ground Floor

Entrance Hallway, Dining Room, Sitting Room, Snug, Kitchen/Breakfast Room, Utility Room, Shower Room

First Floor

Principal Bedroom With Separate Dressing Room, En-suite Bathroom And Double Doors Opening Onto A Private Balcony, Bedroom Two Featuring A Private Balcony, Additional Two Bedrooms, Family Shower Room

Outside

Triple Garage With Studio And Shower Room Above, Oak-Framed Double Garage, Dog Kennel, Workshop, Gardens and Grounds Of Approximately 1.75 Acres

Guide Price £1,395,000



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The Property

Dating back to the 1930s, Beechcroft is a distinguished country residence situated on land with historical ties to Florence Nightingale.

Exuding a timeless charm, and some wonderful period architecture, the property boasts elegant rendered and painted facades set beneath a classic tiled roof, further enhanced by the striking symmetry of twin bay windows gracing both the ground and first floors.

A charming entrance hall with period staircase leads to three well-proportioned reception rooms, each offering picturesque views and direct access to the stunning gardens. Both the drawing room and dining room are distinguished by elegant bay windows that further enhance the character of this wonderful home, while the study features a handsome woodburning stove set in a brick inglenook fireplace. The impressive kitchen/breakfast room is fitted with a comprehensive range of bespoke, solid oak modern units, granite worktops, built-in appliances and a complementing island unit, with double doors opening out onto a pleasant breakfast deck. Further rooms to this level include a sizeable utility/boot room and a shower room.

On the first floor, a central landing area leads to an impressive, triple aspect principal bedroom suite with separate dressing room, en-suite bathroom and double doors opening onto a private balcony overlooking the grounds. Bedrooms two and three enjoy bay sash windows that form part of the elegant façade, with bedroom two also benefitting from double doors opening out onto a private south facing balcony. There is one further double bedroom to this level as well as a large, family shower room.

Ancillary accommodation can be found in the self-contained studio above the triple garage (see 'Outside').

NB. Further potential also exists to create additional accommodation within the large roof space, subject to the relevant consents being granted.





Beechcroft, Gardeners Lane, Romsey, SO51

Approximate Area = 2896 sq ft / 269 sq m (excludes dog kennel)

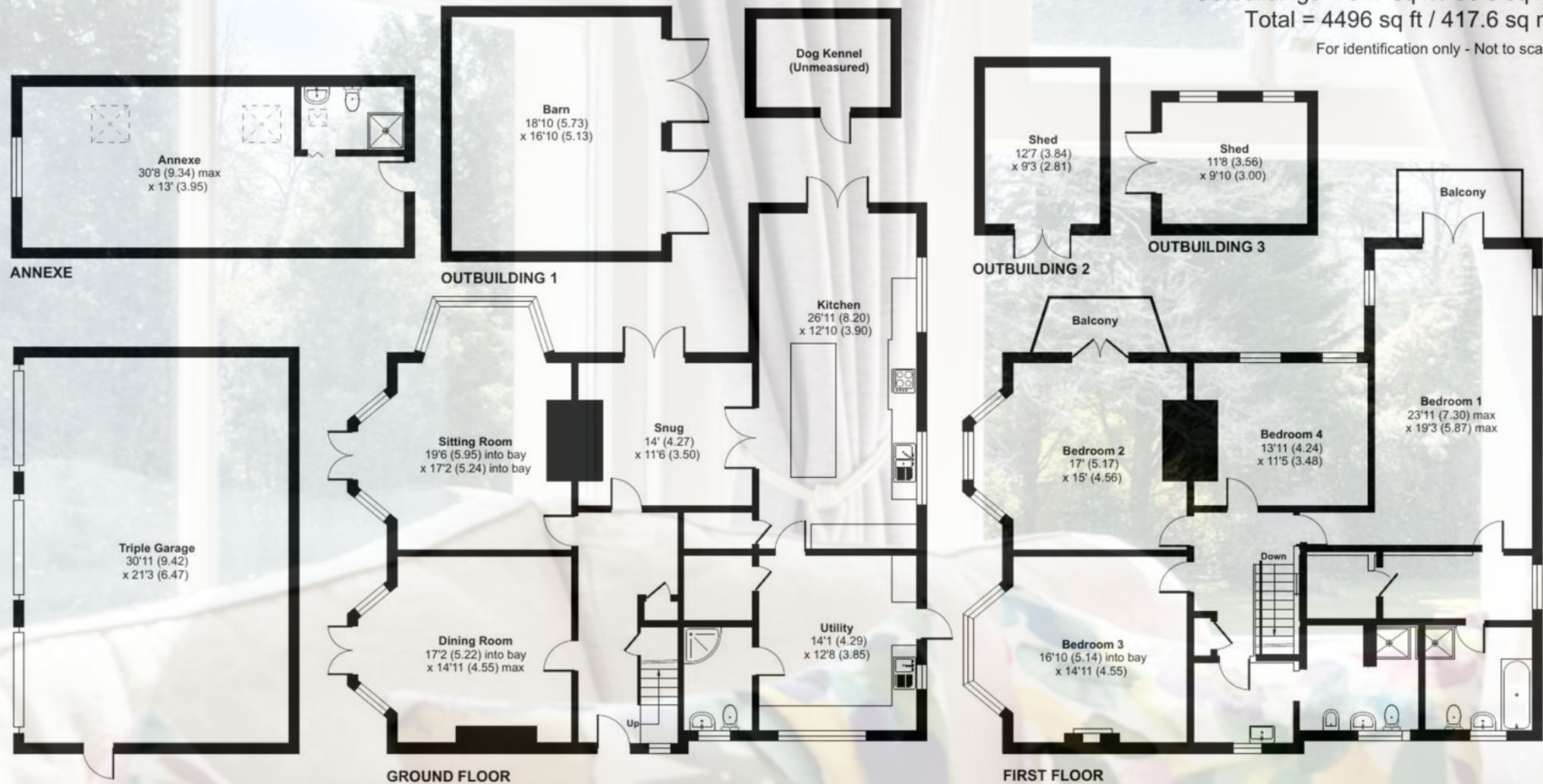
Garage = 656 sq ft / 60.9 sq m

Annexe = 397 sq ft / 36.8 sq m

Outbuildings = 547 sq ft / 50.8 sq m

Total = 4496 sq ft / 417.6 sq m

For identification only - Not to scale





Outside and Studio

The impressive grounds, which are a particular feature of the property, extend to approximately one and three quarter acres, comprising formal gardens of approximately one acre together with three quarters of an acre of woodland. The formal gardens are laid principally to lawn interspersed with mixed and mature planting including a variety of specimen trees and shrubs, most notably a magnificent beech tree and superb horse chestnut.

Vehicular access is enjoyed from Gardener's Lane together with an additional access to the opposing side of the property, which is approached from a private drive further down Gardener's Lane and which leads to a substantial detached, brick-built triple garage with studio and shower room above. The studio would lend itself to a variety of uses, from guest or teenager accommodation to an office for those working from home. There is also an oak-framed double garage, as well as a brick-built dog kennel and a timber workshop with light and power.



The Situation

Gardener's Lane is a premier address on the fringes of East Wellow, lying approximately 2 miles southwest of the market town of Romsey, with its excellent amenities.

The area is renowned for its wealth of recreational, cultural amenities and educational facilities (both state and private), including the highly regarded Embley School. The New Forest National Park is within easy reach and for the commuter, the A36 and M27 are only minutes away. Within Romsey town centre is a railway station together with mainline railway stations at Southampton, Winchester and Salisbury, all of which provide a direct link to London and are a short drive away.



Southern Wood

Beechcroft

Area: 1.744 acres (7059.69 m²)

Oakridge

Tanglewood

Track

0m 15m 30m 45m



Additional Information

Energy Performance Rating: E Current: 50 Potential: 70

Council Tax Band: G

Local Authority: Test Valley Borough Council

Tenure: Freehold

Heating: Oil Fired Central Heating

Services: Mains Water And Electricity

Drainage: Private Drainage

Broadband: Fibre Broadband available at the property

Mobile signal/coverage: No known issues, buyer to check with their provider

Property Video

Point your camera at the QR code below to view our professionally produced video.



Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm



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