



Police House, *Lower Common Road, West Wellow, Romsey, SO51 6BT*

SPENCERS
ROMSEY





WEST WELLOW ROMSEY

A substantial family home set within grounds of a quarter of an acre in a prime position close to amenities in West Wellow, Romsey.

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room, Family Room, Study/Bedroom Six with En-Suite Shower Room, Utility Room, Cloakroom

First Floor

Main Bedroom with En-Suite Shower Room, Bedroom Two, Bedroom Three, Bedroom Four, Bedroom Five, Family Bathroom

Outside

Large Driveway/Front Garden, Outbuildings, Gardens and Grounds Extending to Approximately 0.25 Acres

Guide Price £950,000



3



5



3





The Property

Having been extensively improved and thoughtfully reconfigured by the current owners, this impressive five-bedroom detached residence offers exceptionally well-proportioned family accommodation, combining contemporary design with timeless character features throughout.

The welcoming entrance hall sets the tone for the property and provides access to the principal reception rooms. The substantial sitting room is a particularly attractive space, featuring a striking fireplace with inset wood-burning stove, complemented by oak flooring and French doors opening directly onto the rear garden, creating an ideal environment for both relaxation and entertaining.

Undoubtedly a standout feature of the home is the magnificent open-plan kitchen/family room. This outstanding space has been designed with modern family living in mind and is fitted with an extensive range of high-quality contemporary cabinetry, a mix of integrated and freestanding appliances and elegant granite work surfaces. The room provides ample space for dining and social gatherings, whilst further doors offer seamless access to the landscaped rear garden.

The remainder of the ground floor is equally versatile, comprising a family room, utility room, and a further reception space/bedroom with en-suite shower room providing excellent flexibility to suit a variety of lifestyle requirements.

To the first floor, the generous principal bedroom benefits from a dedicated dressing area and a well-appointed en-suite shower room. There are four additional bedrooms, including three doubles to this level, all of which are served by the family bathroom.

NB. The property offers excellent space for a growing family and previously benefitted from granted planning permission for a large annexe extension to the rear. This permission has now lapsed but could be reapplied for.





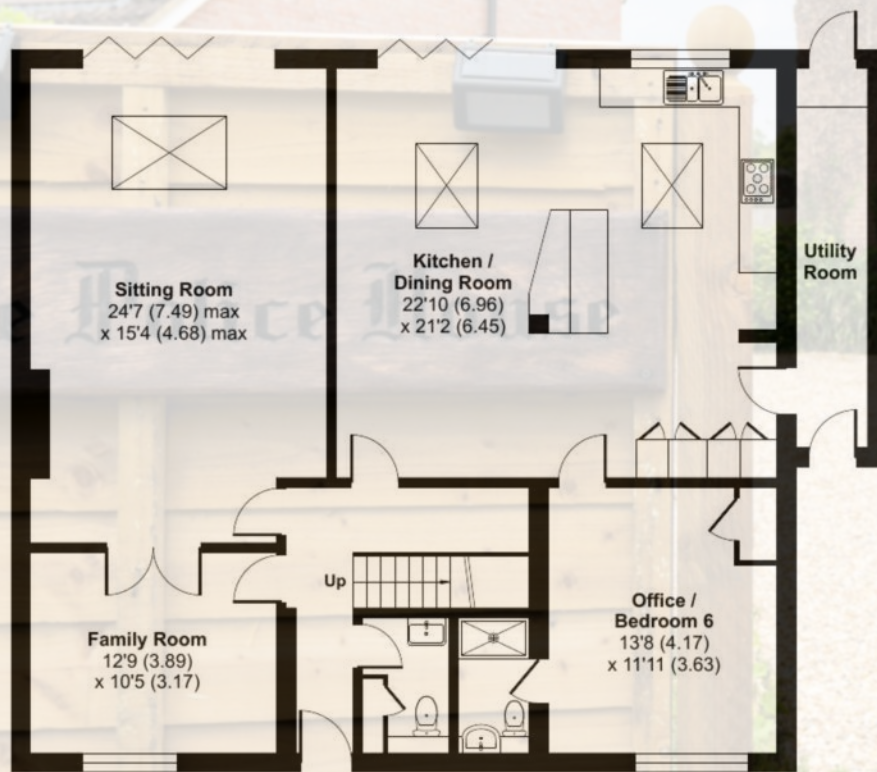
Police House, Lower Common Road, West Wellow, Romsey, SO51 6BT

Approximate Area = 2362 sq ft / 219.4 sq m

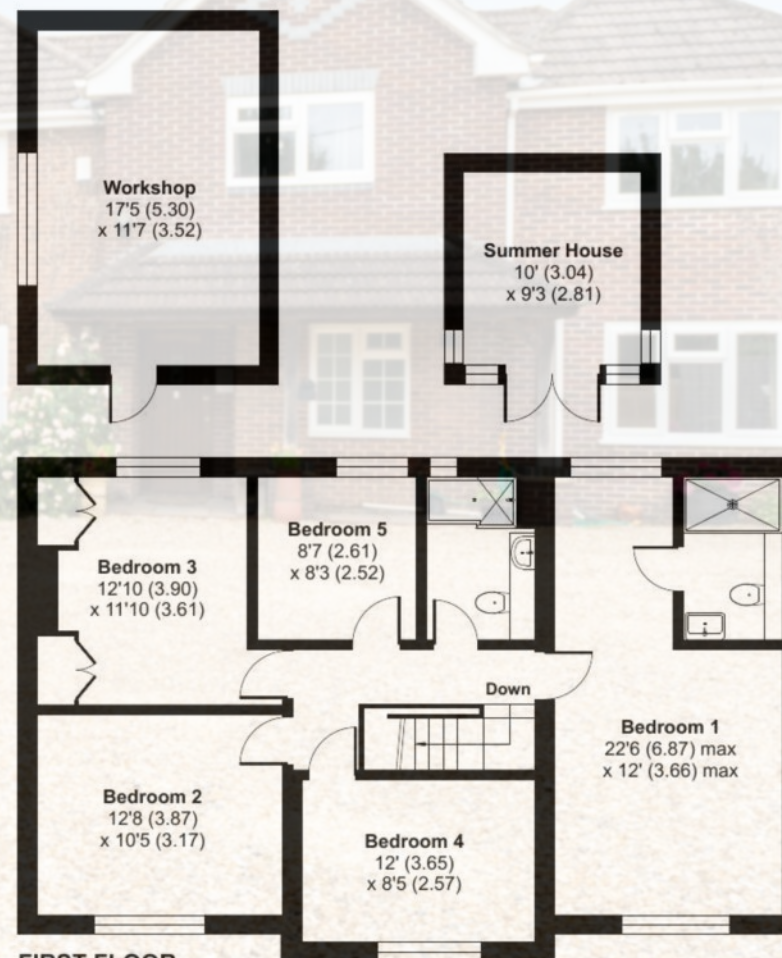
Outbuildings = 293 sq ft / 27.2 sq m

Total = 2655 sq ft / 246.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1470143



Outside

The property occupies a substantial and established plot extending to just over a quarter of an acre, providing an excellent balance of generous outdoor space and privacy. The property is approached via an impressive gravelled frontage, offering extensive off-road parking and turning space for multiple vehicles. The frontage has been enhanced with attractive new panel fencing, creating a smart and well-defined boundary that complements the property's overall presentation.

Gated side access leads through to the beautifully maintained rear garden, which provides a wonderful setting for family life and outdoor entertaining. Immediately behind the house is an extensive, flowing, two tier terrace, ideal for al fresco dining and social gatherings, overlooking the extensive lawn beyond. The garden is interspersed with mature planting, flower and shrub borders, creating a delightful sense of colour and seclusion throughout the seasons.

Further enhancing the outdoor space are a versatile workshop/hobbies room, summerhouse and garden shed, offering a range of practical and recreational uses.



The Situation

Set within the sought-after village of West Wellow, on the edge of the desirable New Forest National Park, the property enjoys a peaceful semi-rural setting with excellent connectivity. Convenient access to the A36 provides direct routes to Salisbury and Romsey, while the M27 offers links to Southampton, Winchester and beyond.

The area is well regarded for its schooling and everyday amenities, including a village shop, butcher, pharmacy and popular pub. For a wider range of shops, restaurants and services, historic Romsey is just a short drive away. With the New Forest on the doorstep, this is an ideal setting for an active outdoor lifestyle.





Additional Information

EPC: C Current: 75 Potential: 78

Council Tax Band: F

Local Authority: Test Valley

Tenure: Freehold

Services: Main water gas and electric

Heating: Gas central heating

Drainage: Public

Broadband: Superfast speeds available at the property (Ofcom)

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



Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers of The New Forest 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 the position to you.



For more information or to arrange a viewing please contact us:

7 Market Place, Romsey, Hampshire, SO51 8NB
T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk