



Rosebay

Gardeners Lane, East Wellow, Romsey SO51 6AD

SPENCERS
ROMSEY





Gardeners Lane

East Wellow, Romsey

A magnificent and completely refurbished period residence offering beautifully appointed accommodation in excess of 2,800 sq.ft. set in stunning 0.5 Acre grounds.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Kitchen/Breakfast Room, Family Room, Storeroom, Cloakroom

First Floor

Principal Bedroom with Dressing Area and En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room,
Two Additional Bedrooms, Family Bathroom

Second Floor

Cinema/Media/Occasional Bedroom 5

Outside

Outbuilding, Gardens and Grounds in Excess of 0.5 Acres

Guide Price £1,150,000







The Property

Step through the front door and you are immediately aware that this is a period home that has been thoughtfully reimagined for modern living. The entrance hall provides a welcoming first impression, with access flowing naturally into the principal reception spaces.

To one side of the entrance hallway is a generously proportioned double aspect dining room, and to the other side, an impressive triple aspect sitting room providing a beautifully scaled space with doors opening onto the rear garden. Beyond the hall is the double aspect family room with double doors opening onto the rear garden and a kitchen/breakfast room, refitted to an exceptional standard, and featuring an extensive range of contemporary units, integrated appliances, and sleek quartz work surfaces.

Adjoining the kitchen/breakfast room is a utility room, with doors opening into a large storage area and out onto the rear terrace and garden. A cloakroom completes the ground floor layout.

Upstairs, on the first floor, the accommodation continues to impress. The principal bedroom is well-proportioned and complemented by a dedicated dressing room and lavish en-suite bathroom. The main guest bedroom also benefits from a private en-suite shower room, while the remaining two bedrooms to this level are served by a modern family bathroom.

The second floor has been cleverly adapted, with the former attic room now transformed into a dedicated cinema/media room with electric drop-down projector screen. This is a standout feature, providing an ideal space for film nights, gaming, or simply unwinding, tucked away from the main living areas. This area can of course also be used as an occasional bedroom if required.





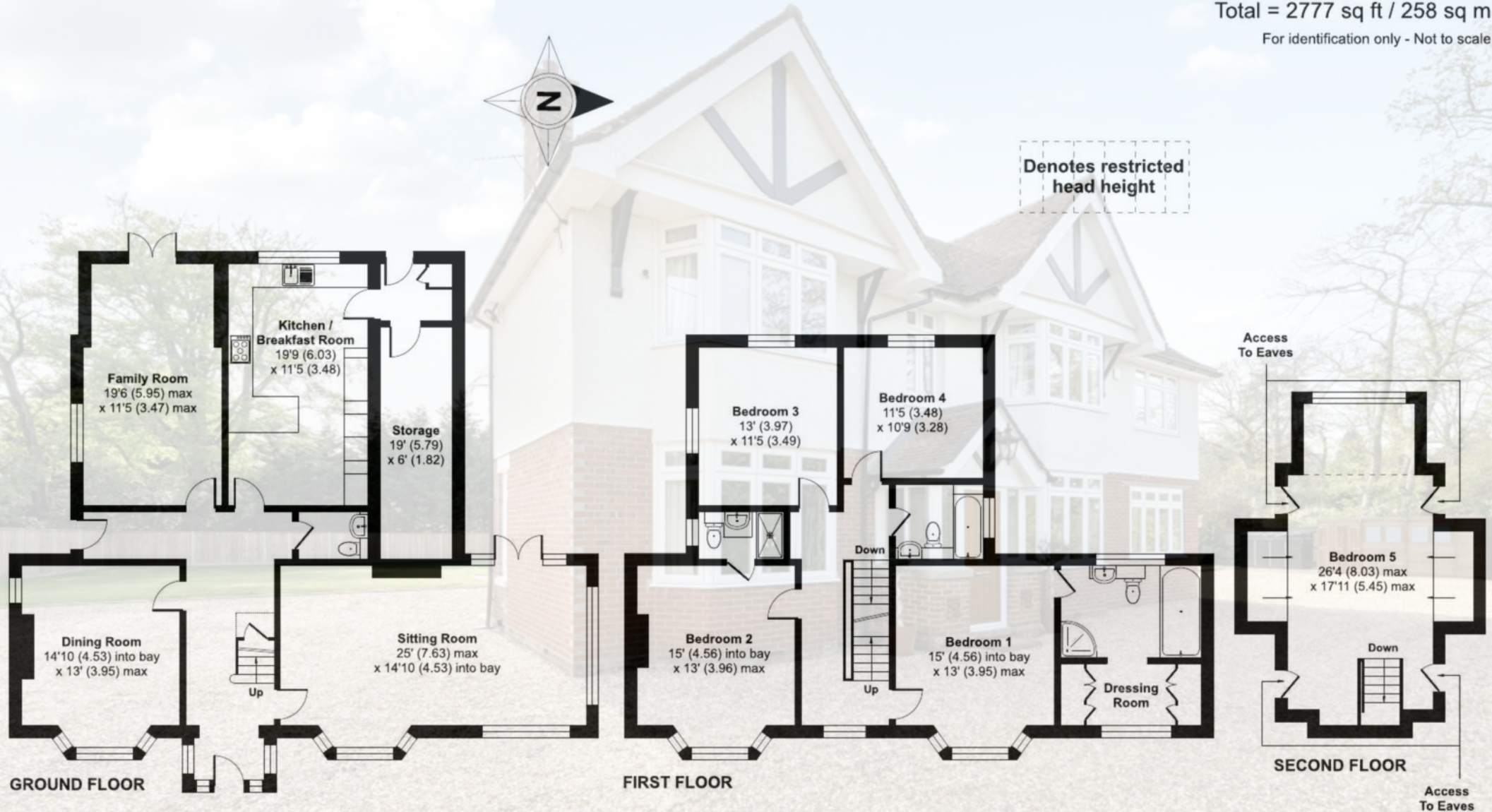
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Approximate Area = 2724 sq ft / 253.1 sq m

Limited Use Area(s) = 53 sq ft / 4.9 sq m

Total = 2777 sq ft / 258 sq m

For identification only - Not to scale





Outside

A small slip road off Gardeners Lane leads down to the main entrance set between two large brick pillars and a driveway providing off road parking for multiple vehicles.

The garden is a particular feature of this wonderful property, with the major portion being laid to level lawn, adjoining a soft play area, ideal for young families.

The grounds are enclosed by a combination brick wall and newly installed fence panel borders set between concrete posts.

Adjoining the rear of the property is a paved sun terrace creating an ideal space for outdoor dining and entertaining.

In total the grounds extend to just in excess of 0.5 acres.



The Situation

Gardeners Lane is a premium 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.





Additional Information

Energy Performance Rating: E Current: 52 Potential 68

Council Tax Band: G

Local Authority: Test Valley Borough Council

Tenure: Freehold

Heating: Oil fired central heating

Services: Mains water and electric

Drainage: Septic tank

Broadband: Broadband with standard speeds available at the property (Ofcom)

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



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 the position to you.



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

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