



Wellow Mead

Wellow Drove, West Wellow, Romsey, SO51 6DU

SPENCERS
ROMSEY





A fantastic opportunity to purchase a beautiful family residence set in grounds of approximately 3 acres in a prime location on the edge of the village of West Wellow.

This impressive property features a stunning indoor swimming pool and further benefits from 3 independent guest suites and a studio offering numerous possibilities for multi-generational living, guest accommodation or income potential.

The House

Reception Hall, Sitting Room, Kitchen/Dining/Family Room, Snug, Study, 4 Bedrooms,
3 Bathrooms, Indoor Swimming Pool, Utility Room

The Onion Store

Sitting Room, Bedroom, Bathroom

Apple Store

Sitting Room, Bedroom, Bathroom

Grain Store

Open Plan Bedroom, Bathroom, Sitting Area

Sheep House

Home Office/ Studio

Gardens and Grounds

Gardens and grounds of approximately 3 acres

Offers in Excess of £1,250,000

FLOOR PLAN

Wellow Drove, West Wellow, Romsey, SO51

Approximate Area = 3760 sq ft / 349.3 sq m

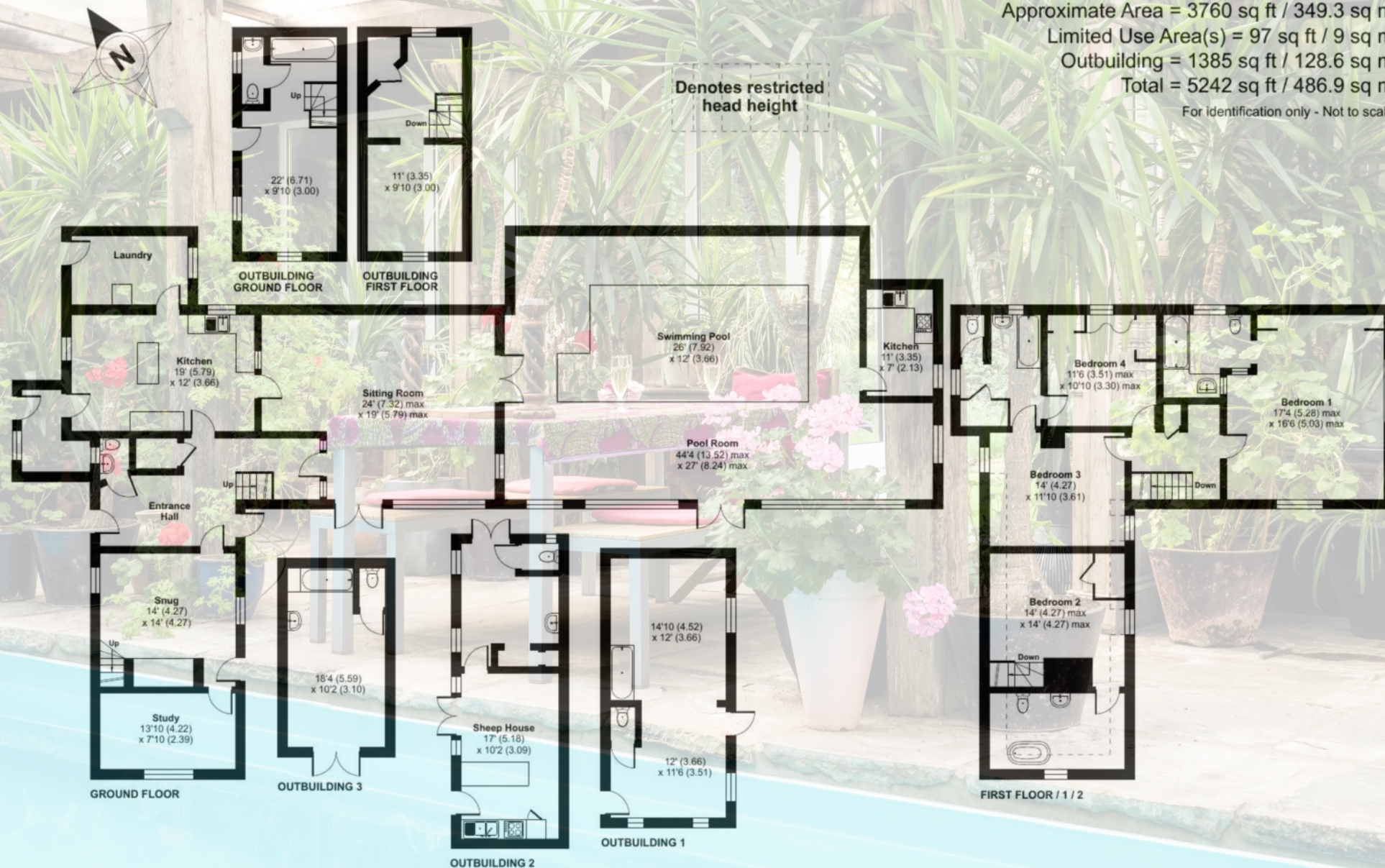
Limited Use Area(s) = 97 sq ft / 9 sq m

Outbuilding = 1385 sq ft / 128.6 sq m

Total = 5242 sq ft / 486.9 sq m

For identification only - Not to scale

Denotes restricted
head height





The Property

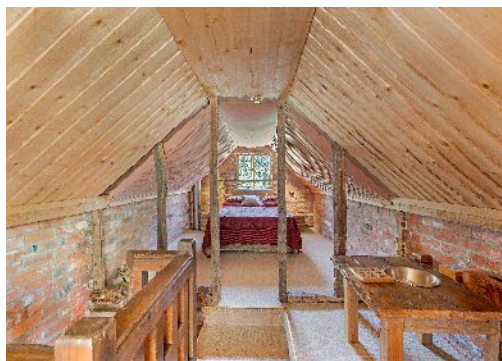
Approached via a long, tree-lined drive flanked by majestic poplars, Wellow Mead reveals itself slowly and gracefully, passing by its own paddocks and gardens before arriving at a generous parking area in front of the house, which dates back to 1690. The front door opens into a welcoming reception hall, forming the central hub from which all principal reception rooms and bedrooms radiate. From here, enticing glimpses of the patio beyond, adorned with a vibrant orange Trumpet Vine, draw you further into the home.

The kitchen and sitting room are beautifully interconnected, creating a natural flow for everyday living and entertaining. The sitting room features striking floor-to-ceiling oak windows that frame views of the patio and the surrounding gardens, flooding the space with natural light.

An exceptional feature of the property is the indoor swimming pool, which connects seamlessly to the sitting room. This space is ideal for both relaxation and entertaining, complete with a small adjoining kitchen, perfect for preparing light lunches or poolside suppers.

Returning to the reception hall, the older wing of the house hosts a cosy snug and a home office. A staircase from the snug leads to a charming independent bedroom with its own ensuite; ideal for guests or multigenerational living.

The main staircase leads to the first-floor landing, where three further bedrooms are arranged. The principal suite benefits from a beautifully panelled ensuite bathroom, while a stylish interconnecting bathroom serves the remaining two bedrooms.



With an option to purchase additional land, subject to separate negotiation.



Outside

The gardens and grounds of Wellow Mead are a standout feature, offering a serene, wildlife-friendly setting that beautifully complements the house. Winding pathways lead through naturally established planting to secluded patios and peaceful seating areas, creating a calm and bio diverse environment that feels truly immersive.

Beyond the immediate grounds, the property extends into an area of meadow garden, adding to the sense of space, privacy, and rural character. These areas provide wonderful scope for light cultivation, recreation, or simply enjoying the open natural landscape.

The three guest suites and an additional studio are of particular interest. These have previously supported a long running and successful B&B business for over 30 years. These versatile buildings offer superb potential for guest use, lifestyle income, creative pursuits, or flexible multi-purpose space, subject to the relevant consents being granted —making them an exceptional asset for any buyer seeking both charm and opportunity.

The Situation

While Wellow Mead enjoys a spectacular and peaceful rural setting, it remains conveniently located for everyday amenities and excellent schooling.

The historic market town of Romsey is just four miles away, offering a wide selection of independent shops, cafes, restaurants and supermarkets. For a broader retail experience, Southampton is approximately twelve miles away and provides a comprehensive range of high street stores, leisure facilities and transport links.

The area is particularly well served by a choice of outstanding schools. Nearby options include, Embley and King Edward's in Southampton. Further afield, Winchester is home to highly regarded institutions such as Winchester College, St Swithun's and Peter Symonds College. Salisbury also offers an excellent selection, including Godolphin School, Chafyn Grove, and Salisbury Cathedral School.





Additional Information

Energy Performance Rating: Grade II Listed

Council Tax Band: G

Local Authority: Test Valley

Tenure: Freehold

Heating: LPG/Oil and Wood Burner

Services: Mains Water and Electric

Drainage: Private (Septic Tank)

Broadband: Broadband with standard speeds (Ofcom)

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



Important Information

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 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:

A: 7 Market Place, Romsey , SO51 8NB

T: 01794 331 433 E: romsey@spencersproperty.co.uk

www.spencersproperty.co.uk