



15, Fielders Way, *East Wellow, Romsey, SO51 6EX*

SPENCERS
ROMSEY





EAST WELLOW

ROMSEY

Situated within one of Romsey's most sought-after villages, this impressive four-bedroom detached family home occupies an enviable position towards the end of a private cul-de-sac, offering a wonderful sense of privacy and an ideal setting for family life. Occupying a generous plot of approximately 0.18 acres, the property provides spacious and versatile accommodation throughout, complemented by beautifully maintained gardens, ample driveway parking and a double garage.

Ground Floor

Entrance Hall, Kitchen/Breakfast Room, Sitting Room, Dining Room, Shower Room, Utility Room

First Floor

Bedroom One, Bedroom Two, Bedroom Three, Bedroom Four, Bathroom

Outside

Driveway Parking, 0.18-acre garden, Double Oak Garage

Guide Price £695,000



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The Property

Stepping through the front door, you are welcomed into a spacious entrance hall that immediately creates a wonderful sense of space and light. Positioned to the left is the impressive dual aspect sitting room, measuring an excellent 24'8 x 11'5, featuring an attractive bay window to the front and glazed sliding doors opening directly onto the rear patio, seamlessly connecting the indoor and outdoor living spaces.

A second reception room is currently arranged as a formal dining room but offers excellent flexibility, lending itself equally well as a children's playroom, home office or snug, depending on individual requirements.

Continuing through the hallway, a convenient ground floor shower room is fitted with a walk-in shower and cloakroom facilities, ideal for guests or modern family living.

The heart of the home is undoubtedly the spacious 24'9 kitchen/dining room, providing ample room for a large dining table and everyday family gatherings. The kitchen is well-appointed with an extensive range of base and wall-mounted cabinetry, generous worktop space and room for all essential white goods. Adjoining the kitchen is a practical utility room, offering further storage along with space for both a washing machine and tumble dryer. The utility room features a convenient Belfast sink, measuring approximately 20 inches wide by 12 inches deep.

The staircase rises to a bright and airy landing, leading to four well-proportioned double bedrooms. Bedrooms one, two and three all benefit from fitted cupboards, providing excellent built-in storage, while the remaining bedroom offers equally generous accommodation. All four bedrooms are served by the family bathroom.







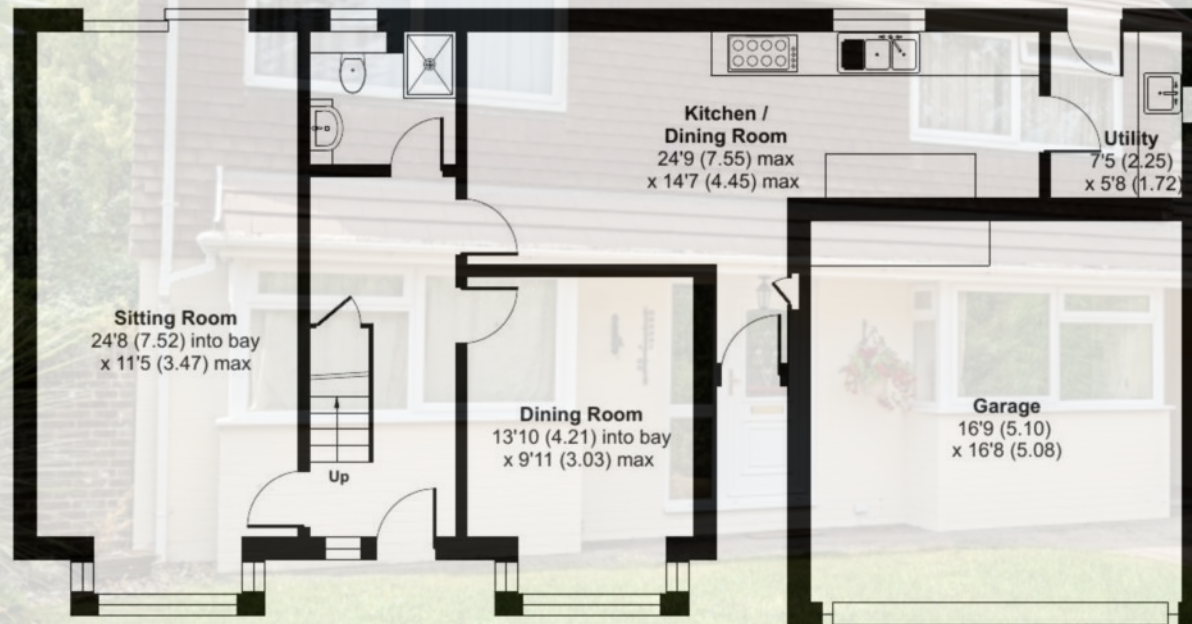
15 Fielders Way, East Wellow, Romsey, SO51 6EX

Approximate Area = 1501 sq ft / 139.4 sq m

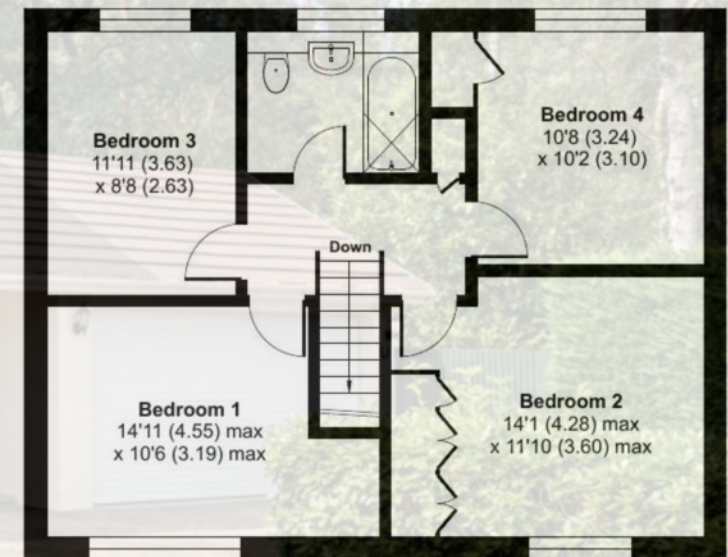
Garage = 273 sq ft / 25.3 sq m

Total = 1774 sq ft / 164.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR





Outside

The property enjoys an attractive frontage with a mature lawn flanking the driveway, which provides parking for multiple vehicles and leads to the detached double garage, offering excellent secure parking or additional storage.

To the rear, the beautifully established garden enjoys a high degree of privacy and extends across the generous plot of approximately 0.18 acres. Predominantly laid to lawn, the garden is enhanced by mature shrubs, well-stocked borders and established planting, creating a delightful setting for outdoor entertaining, children's play or simply relaxing throughout the seasons. A paved patio immediately adjoins the house, providing the perfect space for al fresco dining and enjoying the peaceful surroundings.

The Situation

Wellow is located about 5.5 miles from the centre of Romsey, which provides an extremely good range of amenities including leisure facilities, schools for all ages, both state and private, a theatre and a good range of shops for everyday needs to include two supermarkets. The village itself offers 2 public houses, a primary school, village hall, various shops and a Post Office. The larger centres of Southampton and Salisbury are accessed via the A36 and M27 and the cathedral city of Winchester is also within easy driving distance.







Additional Information

Energy Performance Rating: D Current: 68 Potential: 78

Council Tax Band: E

Local Authority: Test Valley

Tenure: Freehold

Heating: Gas central heating

Services: All mains services connected

Drainage: Public

Broadband: Ultra fast broadband speeds available at the property (Ofcom)

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

TPO: The property is affected by a Tree Preservation Order (TPO) to the rear.



Directions

From our Romsey office, proceed west along the A3090, following signs towards Ower and the New Forest. Continue for approximately 3.5 miles before turning into Ryedown Lane towards East Wellow. Follow the road before turning into Fielders Way, where the property will be found towards the end of the private cul-de-sac.

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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