



Broadview

Maurys Lane | West Wellow | Hampshire | SO51 6DA

**WOOLLEY**  
& **WALLIS**

Guide Price £1,150,000

A first class, substantial modern house (about 3200sqft) in landscaped grounds and with rural views.



## The Property at a Glance

- | A First Class Family Home
- | Stylish Décor & Luxury Fittings
- | Superb Village Location
- | Substantial - just over 3,200 sq ft
- | Live-in Kitchen/Dining/Family Room & Two Reception Rooms
- | Separate Utility Room
- | Master Bedroom with Dressing Room and En-Suite
- | Four Further Double Bedrooms (Two En-Suite) & Family Bathroom
- | Parking for several vehicles
- | South Facing Gardens
- | 'Yards' from the open New Forest

## Property

Broadview is a most impressive family home spanning over 3000sqft over two floors. The accommodation is well planned, stylish and well orientated- in particular the kitchen/dining/family room extends across the back of the property, a pair of bi-fold doors open directly onto the terrace overlooking the South facing garden and paddocks beyond. Whilst this 'live-in' space is what most families are looking for, there are two further reception rooms to spill into and enjoy also.

First impressions are extremely strong; the entrance hall is a superb space with a great sense of volume. The kitchen has high end worktops, integrated appliances, a larder cupboard and of course a generous Island unit. A large store, cloakroom and separate utility room conclude the accommodation downstairs whilst upstairs there are five double bedrooms, three en-suites, a dressing room and family bathroom. Hard to fault!

Outside there is off road parking for several vehicles, a wrap around terrace and South facing gardens. These are predominantly laid to lawn and enclosed by hedging and deer fencing. The views are very pleasant over the adjoining paddocks to South and West.





## 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, theatre and a good range of shops for everyday needs to include two supermarkets. The village itself offers two public houses, primary school, village hall and various shops. The larger centres of Southampton and Salisbury are accessed via A36 and M27 and the cathedral city of Winchester is also within easy driving distance.

## Directions

From Romsey proceed to Ower and take the A36 towards Salisbury. On reaching West Wellow continue straight across the roundabout staying on the A36. Continue past the Red Rover public house and take the next turning on the right into Maurys Lane. Proceed around the right hand bend and take the next turning on the right into a gravel drive. Broadview will be found at the far end.  
What3words: crouching.revists.prowling

## Services

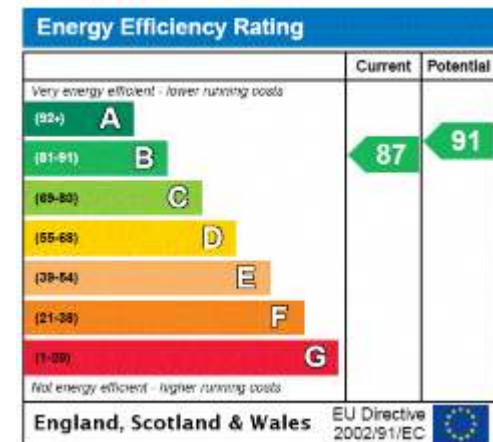
Main electricity gas and water. Private drainage.

## Council Tax

Test Valley Borough Council - Band G

## Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



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