



Hazeldene

Maurys Lane | West Wellow | Hampshire | SO51 6DB

WOOLLEY
& **WALLIS**

Guide Price £750,000

A remarkable modern home with first class accommodation, practically laid out over two floors.



The Property at a Glance

- | Impressive Home (approximately 1600 sqft)
- | Beautiful Open Plan Living
- | Two Reception Rooms
- | Dining Room/Kitchen with access to rear terrace
- | Utility & Cloakroom
- | Three Bedrooms & Two Bathrooms
- | Eco friendly rainwater harvesting unit for WC's
- | Great Location
- | Good school catchment area

Property

This impressive home built in 2016 and still benefits from the residue of its NHBC guarantee. The layout is free flowing and centres around the superb kitchen/breakfast/sitting room - an effortlessly light, ideal entertaining space with air conditioning and Neff appliances, Quartz Carrara white worktops and even access onto the adjacent rear terrace. This open plan space is supported by a separate study/snug (or even occasional bedroom 4) for those needing time to themselves. Furthermore, there is a large utility and separate store - perfect for muddy boots, pets or bicycles etc.. the open New Forest is only a few hundred yards away of course!

Upstairs there are three double bedrooms, heaps of bespoke storage and two bathrooms.

The grounds are low maintenance, private and South facing at the rear, whilst there is plenty of parking at the front.

This is a superb home, in first class decorative order, with a great vibe and stylishly put together.





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. Just after the turning to Brookfields, Hazeldene will be found on the right hand side.

Services

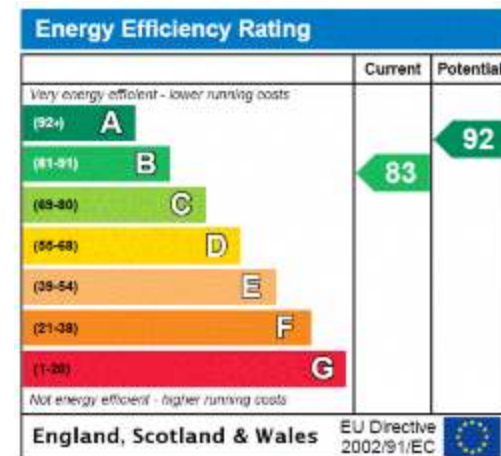
All main services are connected

Council Tax

Test Valley Borough Council - Band E

Viewings

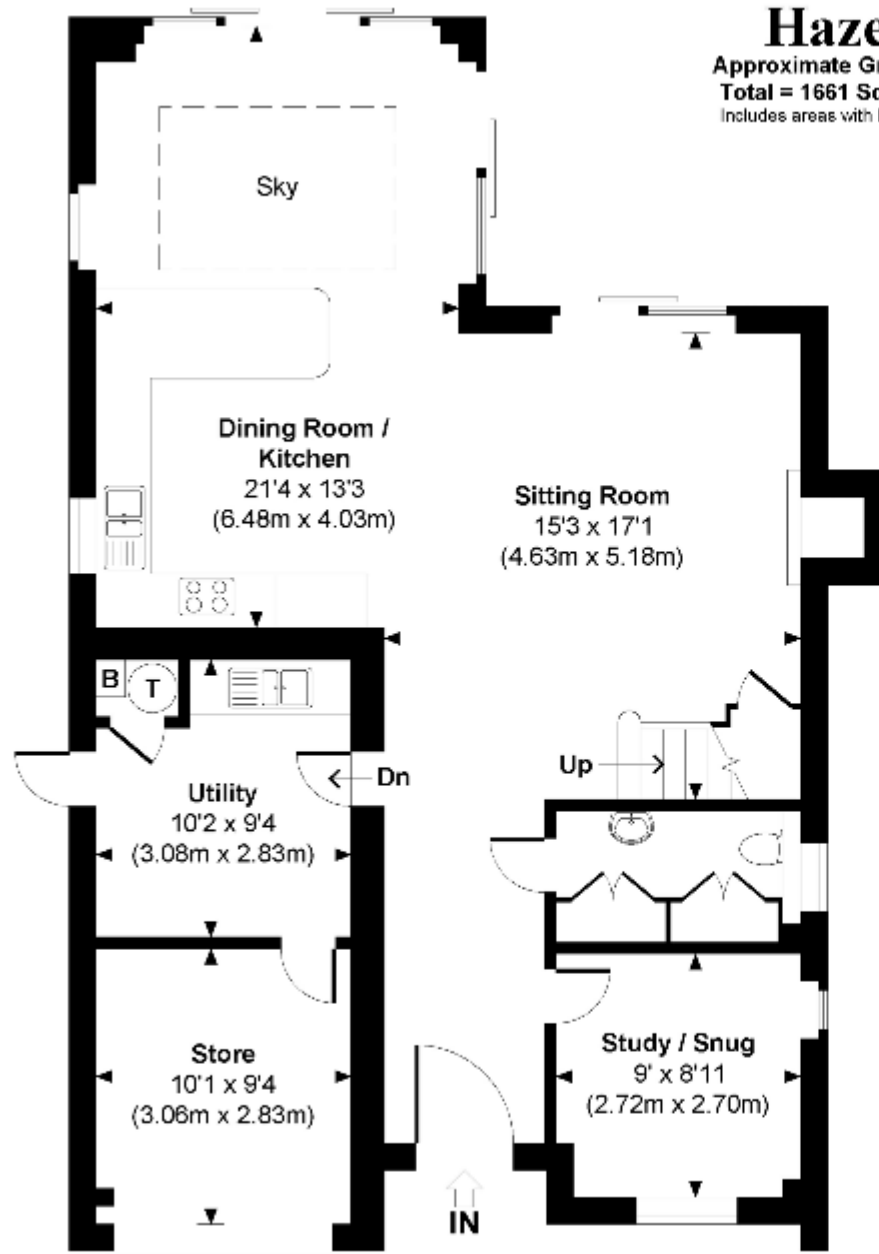
All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



4-6 Bell Street | Romsey | Hampshire | SO51 8ZN |
01794 512129 romsey@w-w.co.uk | www.w-w.co.uk

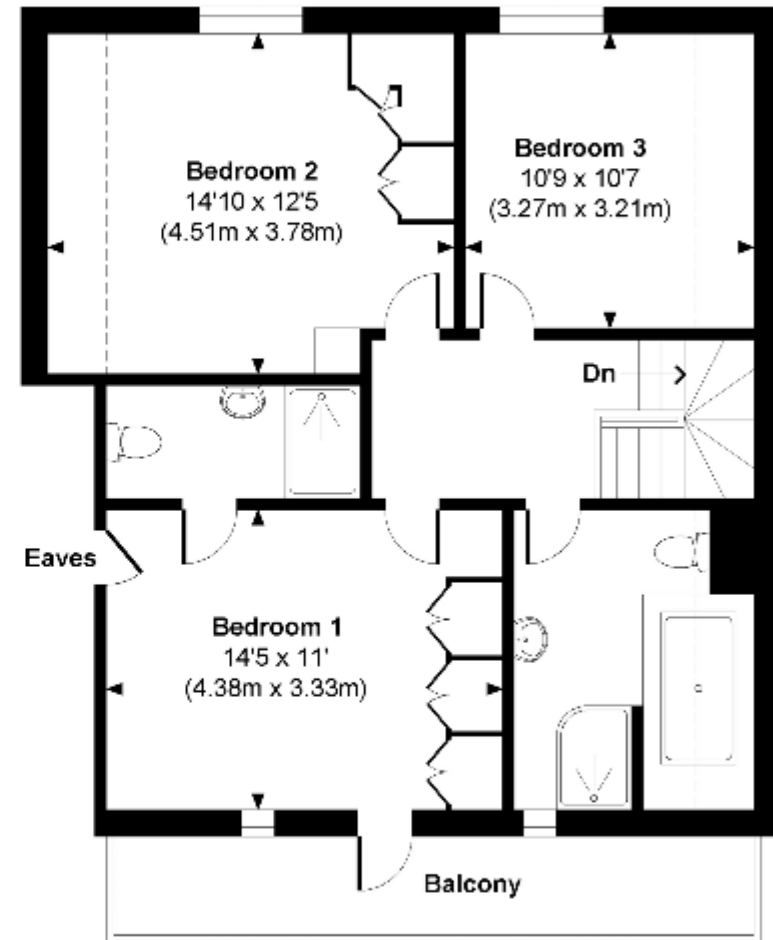
Hazeldene

Approximate Gross Internal Area
Total = 1661 Sq Ft / 154.35 Sq M
Includes areas with Restricted room height.



GROUND FLOOR

 Indicates restricted room height less than 1.5m.



FIRST FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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