



Glenover

Maurys Lane | West Wellow | Hampshire | SO51 6DB

**WOOLLEY
& WALLIS**

Guide Price £1,000,000

A substantial (over 3400sqft) period home with significant potential, set in beautiful grounds of approx. 5.5 acres.



The Property at a Glance

- | A most attractive period home requiring modernisation
- | Approx 3,400 sqft
- | Garage block with power and water connected, large room over (total approx 1400sqft) .
- | Gardens of 0.75 acres
- | Paddocks of 4.63 acres
- | Envidable village setting
- | Yards from the New Forest National Park
- | No Onward Chain

Property

Glenover is a most attractive family home dating back to the turn of the last Century and found in a wonderful location. The property would benefit from investment but, it has been well maintained over the years but now requires significant refurbishment. However, what an opportunity!

The property offers well balanced accommodation over two floors and there are various options that should be considered to bring this particularly fine period home into the 21st Century. What we particularly love about this home is the location; very convenient and just a short walk onto the 140,000 acres of New Forest National Park. In addition, all of the principal reception rooms and indeed kitchen/breakfast room benefit from terrific views - either over the paddocks or, over the expansive gardens to the West.

The gardens amount to approx. 0.75 acres whilst the paddock (with water and stock proof fencing) accounts for a further 4.63 acres.

Glenover is set back off Maurys Lane, down a private driveway, leading to a large parking and turning area. There is also a large garage and store with stairs to an excellent room up above- subject to permissions this could become a home office, annexe, games room etc etc.





Glenover has immense potential and we anticipate plenty of demand for this property that has not been sold for some decades. Contact the Romsey Office on 01794 512129 for further details or to request a viewing.

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. Glenover will be found on the left hand side indicated by our For Sale board.

Services

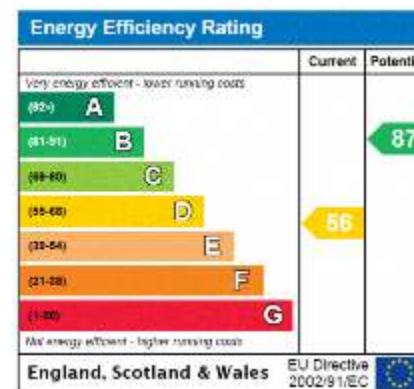
All main services are connected

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.



4-6 Bell Street | Romsey | Hampshire | SO51 8ZN |
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Glenover

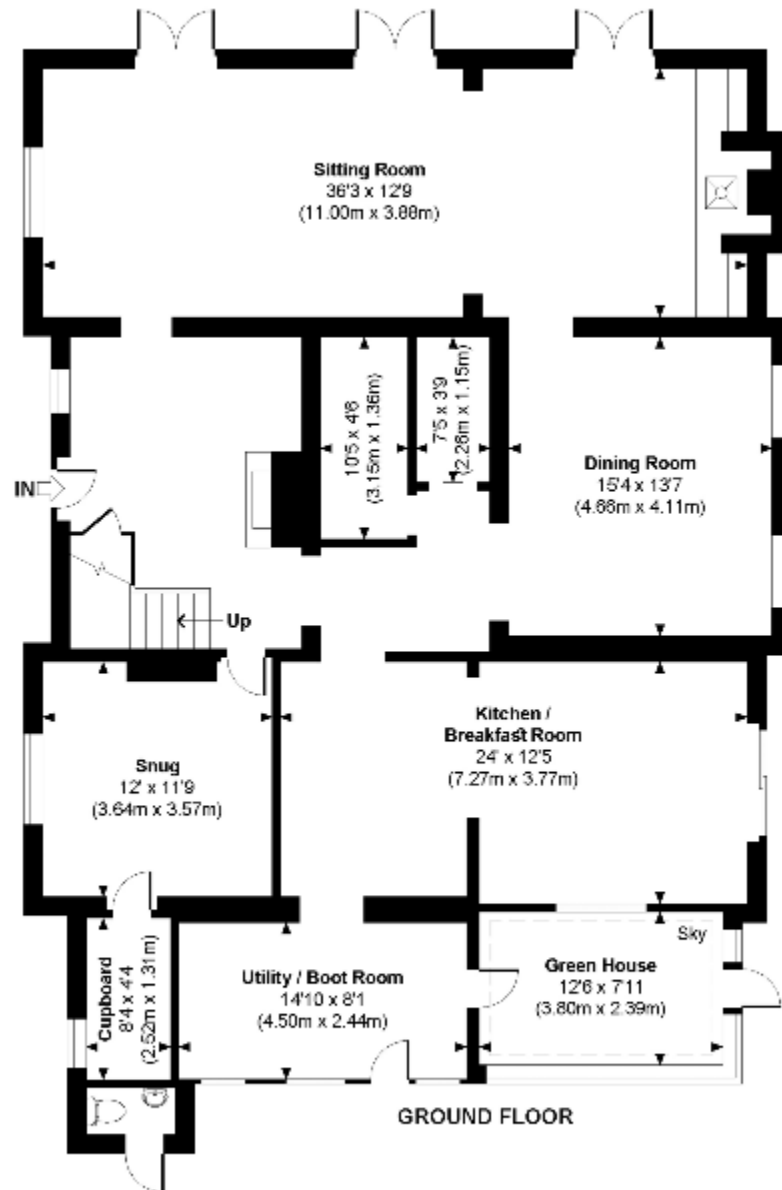
Approximate Gross Internal Area

Main House = 3401 Sq Ft / 315.97 Sq M

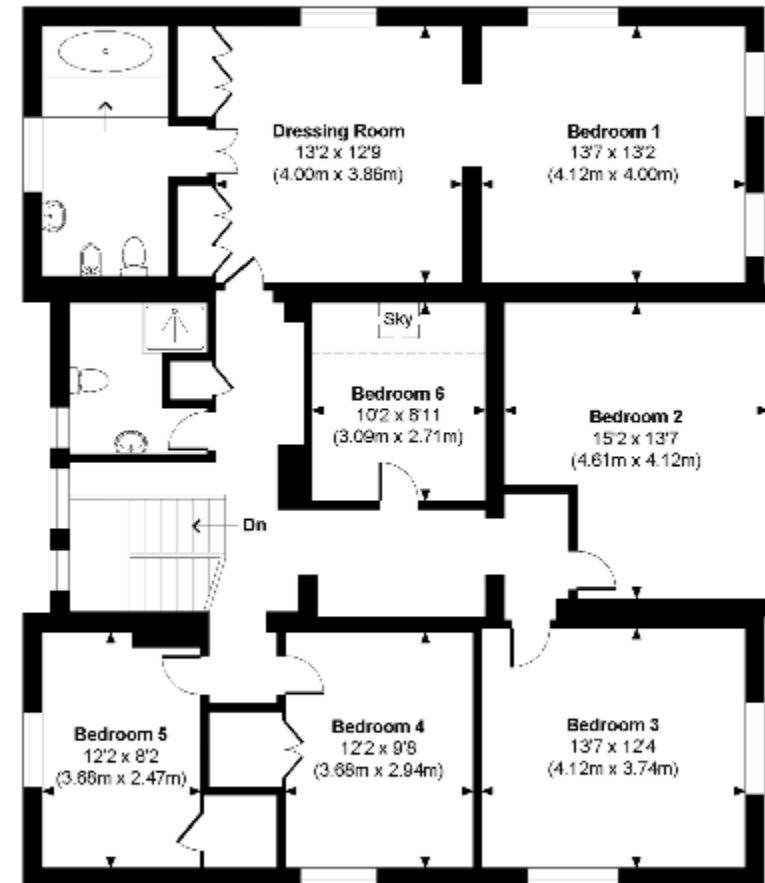
Summer House = 55 Sq Ft / 5.05 Sq M

Total = 3456 Sq Ft / 321.02 Sq M

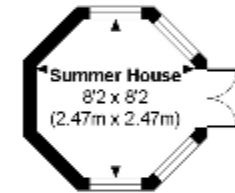
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



GROUND FLOOR



FIRST FLOOR



SUMMER HOUSE



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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.

--- Indicates restricted room height less than 1.5m.

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