



**Wellow Wood Thatch, Wellow Wood Road, Romsey SO51 6EP**

**Winkworth**



## EXQUISITE FOUR BEDROOM PERIOD HOME

Wellow Wood Thatch enjoys an extremely private and tucked away position in a rural location on the fringe between the villages of Wellow and Sherfield English. The immediate scenery is stunning with picturesque walks, cycle rides and horse riding on the doorstep. Such is the privacy of Wellow Wood hamlet that it remains quite unknown to many locals. Within walking distance is the beautiful village green and the popular Hatchet public house. More extensive amenities are available in West Wellow or the nearby market town of Romsey just a few miles away. There is excellent schooling for children of all ages both in the state and private sector. The commercial cathedral cities of Winchester and Salisbury are within easy commute, along with the commercial centres of Southampton and Bournemouth both with international airports. In addition, there are easily accessible motorway and rail links to London and beyond.

This exquisite period home, with origins dating back 450 years retains a wealth of character with exposed timbers and inglenook fireplaces, whilst combining the comforts of modern living. This previously de-listed property offers a rare opportunity to purchase a property of this style. Wellow Wood Thatch has undergone extensive and thoughtful renovations by the current owners, both inside and out. It stands as a beautifully warm and spacious family home, whilst maintaining the period "chocolate box" charm. The renovations have been carried out to an incredibly high standard including installation of quarried French limestone floors throughout the ground floor, full replacement of the thatch within the last year, conversion of the previous conservatory to a rear single-story extension to add yet another sizeable reception room, and the installation of modern-day period style double-glazing creating natural light throughout.

Entering the ground floor accommodation into the first of three beautiful reception rooms, boasting original beams and feature fireplace providing a spacious room with a cosy feel. A new farmhouse style country kitchen is very well equipped, stylish and is supplemented by a separate utility room. The sitting room, with full-width windows overlooks the landscaped gardens, which are a sight to behold. The sitting room leads into the orangery another beautifully light and elegant room which opens onto the extensive garden patio through double doors. The property has been extended creating a third reception room with fully opening full-width windows enabling you to enjoy the outdoors, indoors. The snug/study is accessible via the extension offering a cosy additional space, ideal for quieter times with uninterrupted views to the rear garden. The property also features a ground floor cloakroom, and toilet. This wonderful home has been tastefully decorated throughout providing a wonderfully calm, warm and homely feel.

To the first floor the character features continue, with four well-proportioned bedrooms. The master features an en-suite bathroom with built-in wardrobes and original fireplace. The second and third also comprise built-in wardrobes with the latter offering impressive views to the rear of the property. There is also a well-proportioned family bathroom.



Centrally placed within the grounds of approximately 1.5 acres, the property is approached via a five-bar gate onto the exceptionally large gravel driveway providing parking for multiple vehicles. There is a double car barn with lockable store and further separate barn, both with significant boarded storage above. The stunning and tranquil gardens really are impressive, a haven for wildlife, laid mainly to lawn bordered with mature shrubs, trees and hedges. The heated swimming pool is generous in size and is enveloped by a stunning extensive limestone patio, a perfect place for "al fresco" entertaining with plenty of space for seating and a BBQ. The house and the garden give this wonderful property an overall feeling of calm.

Immediately to the rear of the garden is a paddock extending to around an acre and bordered by woodland and a stream. The paddock has its own access to the side of the property lending itself to equestrian pursuits, should it be required.

- Oil Boiler for the property - Air Source Heat Pump for the swimming pool
- New Sewerage Treatment Plant
- Council tax band 'H' Test Valley Borough Council £4,192.18
- Standard Broadband available

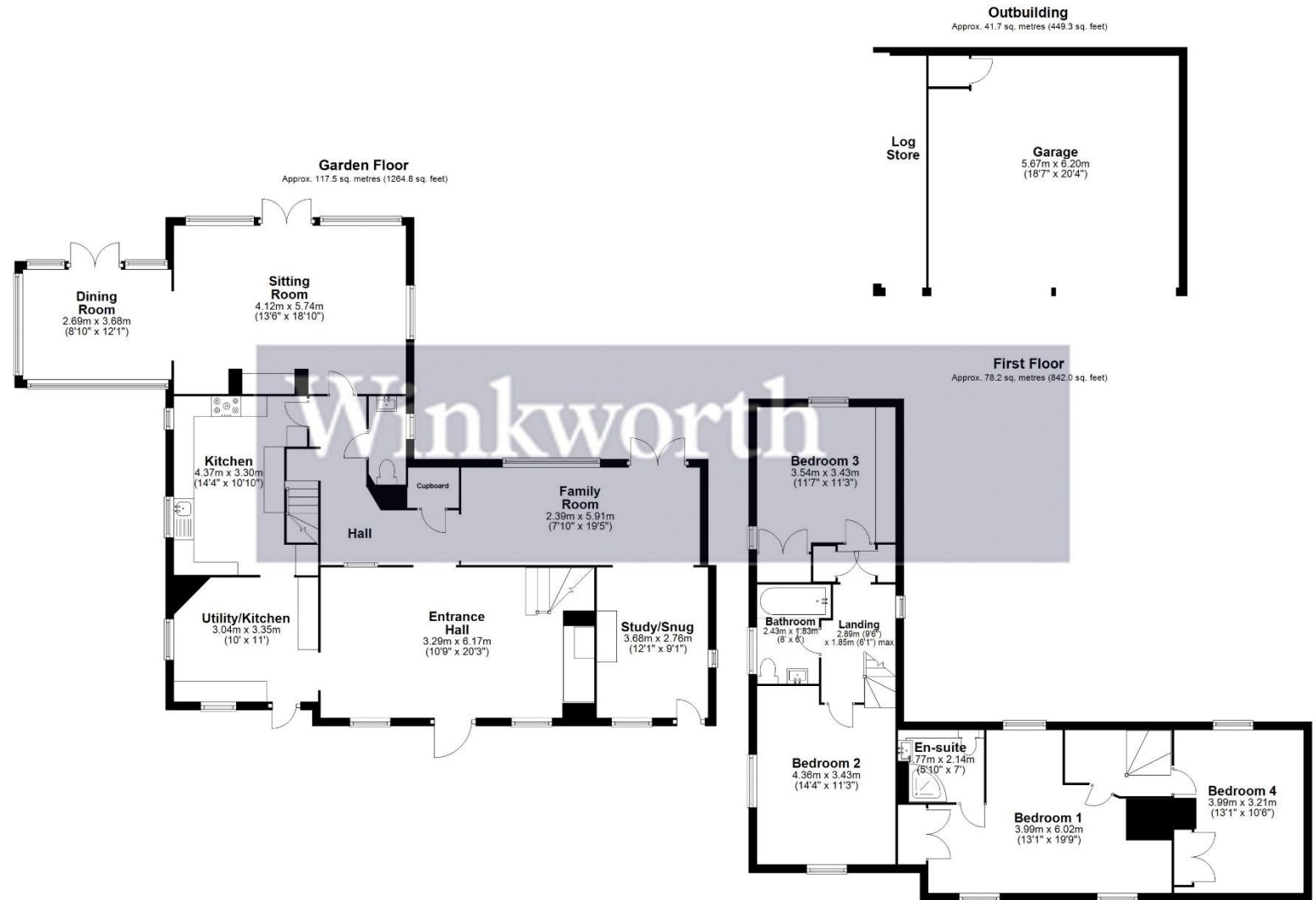






# Winkworth

**Address: Wellow Wood Thatch,  
Wellow Wood Road, West  
Wellow SO51 6EP  
Council Tax Band: 'H' TVBC  
EPC: TBC  
Tenure: Freehold**



Total area: approx. 237.5 sq. metres (2556.0 sq. feet)

[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

## Winkworth Romsey

18 Market Place, Romsey, Hampshire, SO51 8NA  
01794 511911 | [romsey@winkworth.co.uk](mailto:romsey@winkworth.co.uk)

[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

## Winkworth Winchester

2 Black Swan Buildings, Southgate Street,  
Winchester, Hampshire, SO23 9DT  
01962 866777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

## Winkworth Mayfair & Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

# Winkworth

See things differently