



Leahurst

The Frenches, East Wellow, Romsey, Hampshire



BNP PARIBAS GROUP

A substantial detached house with versatile and extensive living space, gardens and woods.

An impressive detached house with a flexible layout and generous grounds, occupying a picturesque rural position between Romsey and Salisbury. The house lends itself to numerous opportunities including multigenerational living or homeworking.



7 RECEPTION ROOMS



6 BEDROOMS



5 BATHROOMS



GARAGING



ABOUT 3.65 ACRES



FREEHOLD



RURAL



5,386 SQ FT



**GUIDE PRICE
£1,500,000**



The property

Leahurst is a substantial detached property with flexible accommodation, set in a highly desirable rural position and surrounded by extensive gardens and woodland. The property offers more than 5,000 sq ft of accommodation, with the potential for use as one large home or for multi-generational living. Several outbuildings provide further accommodation, as well as offering potential for homeworking and further development (subject to planning). In total the plot measures about 3.65 acres.

At the front of the main house, the reception hall leads to a dual aspect sitting room with a fireplace and double doors leading to the well-proportioned drawing room, which offers further space in which to relax and features a brick-built open fireplace. There is also a useful study for private home working, as well as a kitchen with fitted units in white, a ranger cooker and space for a table.

A connecting corridor provides access to the additional accommodation at the rear of the ground

floor. This living area includes a large, open-plan kitchen and breakfast room, as well as two comfortable reception rooms in the formal dining room and the family room, both of which have bay windows welcoming plenty of natural light.

Separate staircases lead from the main hallway and the family room to the first floor, where there are six double bedrooms, four in the main part of the house and two at the rear. The principal bedroom in the main accommodation has a large dressing room with built-in storage and an en suite shower room, while there is one further bedroom en suite, as well as a family bathroom off the main landing. At the rear there are two generous double bedrooms en suite, including a principal bedroom with a dressing room and an en suite bathroom. The second floor, accessed via the rear accommodation, provides a hobbies room and a play room, and the potential for conversion into additional bedrooms if required.



Outside

At the entrance to the property, gates open to a resin driveway, which leads to the house and a substantial block-paved parking area for several vehicles. There is also a large detached garaging block with two double garages, a garden store and extensive office facilities to its first floor. Extending to more than 2,000 sq ft, the garaging block provides the potential for conversion into additional living space, subject to the necessary consents. The gardens surrounding the house include extensive lawns, bordered by mature trees and established hedgerows, and backing onto open fields. There is also a children's play area with a climbing frame, and a brick-built stabling block with three stables. Beyond this is an area of established woodland.

Location

The property lies in a peaceful rural setting four miles from the bustling town of Romsey and with easy access to Salisbury and Southampton. The village of West Wellow provides access to various local amenities, while Romsey has plenty of shops and

supermarkets to choose from, plus excellent leisure facilities and a mainline station, which offers services to London Waterloo via Southampton Airport Parkway.

Schooling in the area includes a primary school in West Wellow, with state primary and secondary schooling also available in Romsey with private options including Embley School and King Edwards.

The beautiful rolling countryside of the New Forest is just a few miles away, while golf is available at Wellow Golf Club and sailing can be enjoyed on the Solent, among a wealth of other leisure activities in the surrounding area. The M27, provides access to the M3 and the M25 and London beyond, is just six miles away.

Airports can be found at Southampton, Bournemouth and Heathrow.



Distances

- Romsey 3.8 miles
- Southampton city centre 12 miles
- Salisbury city centre 12.5 miles
- Winchester 15 miles

Nearby Stations

- Romsey
- Salisbury

Nearby Schools

- East Wellow Primary School
- Mountbatten School
- The Romsey School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Embley School
- Godolphin
- King Edwards



Leahurst

Approximate Gross Internal Area

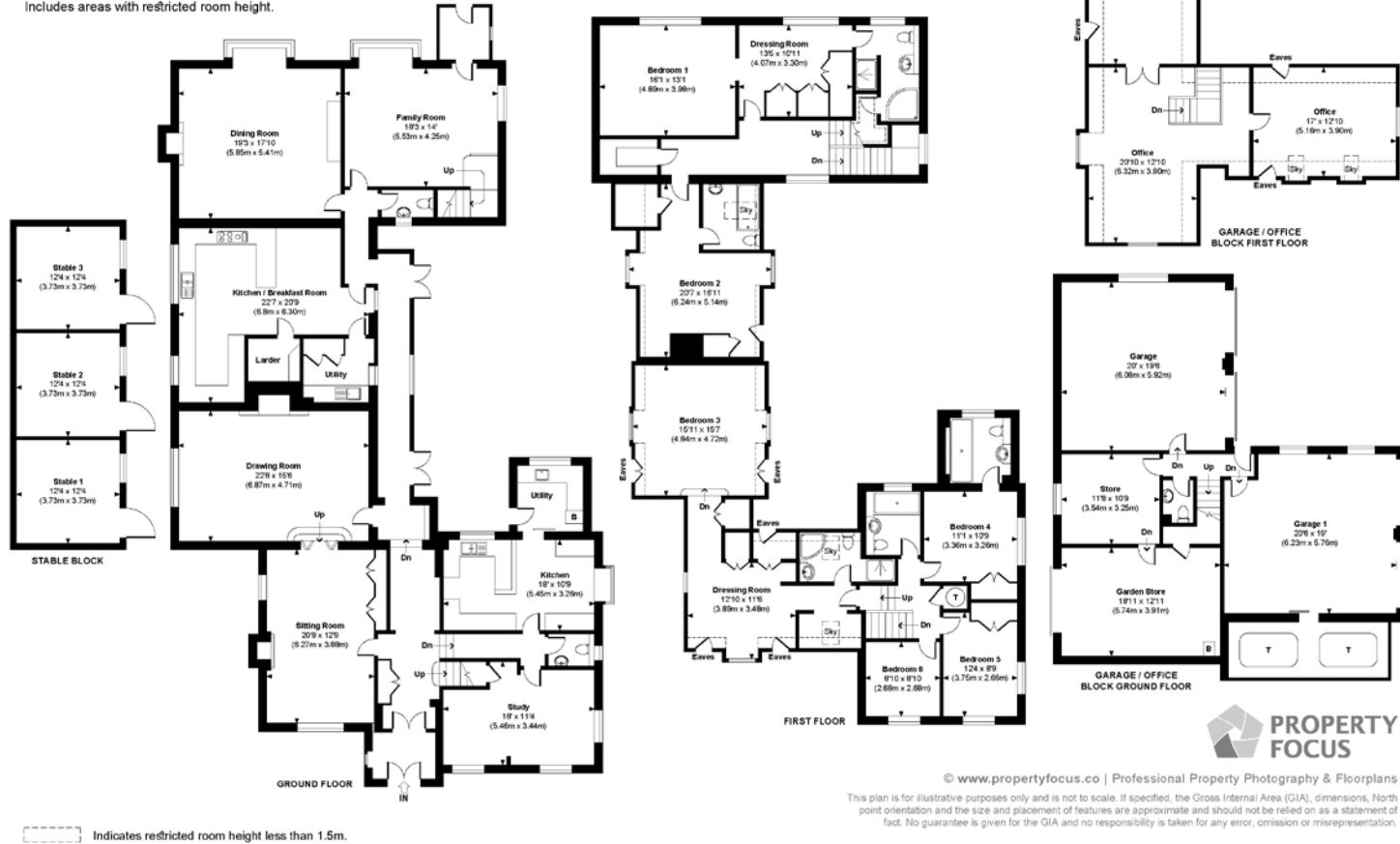
Main House = 5386 Sq Ft / 500.33 Sq M

Garage / Office = 2262 Sq Ft / 210.17 Sq M

Stable Block = 460 Sq Ft / 42.73 Sq M

Total = 8108 Sq Ft / 753.23 Sq M

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



Floorplans

Main House = 5,386 sq ft (500.33 sq m)

Garage/Office = 2,262 sq ft (210.17 sq m)

Stable Block = 460 sq ft (42.73 sq m)

For identification purposes only.

Directions

SO51 6FE

what3words: ///video.cheater.passively

General

Local Authority: Test Valley

Services: Mains electricity and water. Oil fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Salisbury

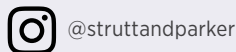
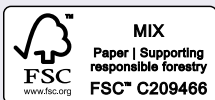
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