



**Kinsbrook House, 4 Oaklands, Lower Common Road, West Wellow, SO51 6BT**  
**£1,250,000**

**Winkworth**





## OUTSTANDING CONTEMPORARY RESIDENCE

Tucked away in an exclusive private road of just four executive homes, this outstanding five-bedroom property offers contemporary and versatile family living in the highly desirable village of West Wellow. Enjoying a private location and surrounded by stunning open countryside and grazing land, Kinsbrook House provides a tranquil rural lifestyle without compromising on convenience. As one of the larger villages in the Test Valley, Wellow has a wealth of traditional amenities, including a convenience store, primary school, butcher, pharmacy, and a welcoming public house. In addition, there are thriving cricket and lawn tennis clubs. For a broader range of shops, dining, and services, the charming market town of Romsey is just a short drive away. The area is well served by schools for all ages, with both state and private options available.

This stylish five-bedroom property has been extensively upgraded and styled at new-build stage by the current owners, resulting in a high-specification, contemporary home designed for modern living. Step into the welcoming reception hall, which sets the tone and style that continues throughout the accommodation. From here, enter into the expansive open-plan kitchen, living, and dining area, flooded with natural light from two sets of sliding patio doors. The kitchen boasts a bespoke design, seamlessly blending style with functionality, and features Neff/Siemens integrated appliances. At its heart is a large central island unit, perfect for both food preparation and casual seating/dining. A walk-in pantry offers additional storage and convenience, while a fully equipped utility/boot room, accessible from the kitchen and leading to both the garage rear garden, provides practical everyday functionality. A separate sitting room, also with sliding patio doors, offers a cosy evening retreat or an elegant space for entertaining. For those working from home, a dedicated study/home office ensures the perfect place, a cloakroom completes the ground floor. The first floor offers five bedrooms, the principal bedroom benefits from a stylish en-suite bathroom with extended walk in shower, plus twin sinks and vanity units. A bespoke fitted walk-in dressing room is a wonderful addition, however the piece de resistance is a glass balcony leading from the bedroom providing extensive views over the surrounding countryside. Bedroom two is also en-suite whilst the remaining three bedrooms share use of a stunning family bathroom complete with freestanding bath and plumbing to add an upstairs laundry station. Bedroom Five is situated above the garage and offers a large versatile space that could also be used as a cinema room, home office, or adapted into a self-contained annexe. It benefits from existing water, power, and waste connections, enhancing its conversion potential for extended family living.

The block-paved driveway provides off-road parking for two vehicles and leads to a double garage with electric doors. In addition, there is designated visitor parking. To the rear, the fully enclosed garden is ideal for outdoor entertaining, featuring a spacious extended patio where you can relax and enjoy the stunning views. A generous lawn is complimented by mature hedge planting.

- Superfast Broadband Available
- Council Tax Band 'G' Test Valley Borough Council
- All mains' utilities
- Underfloor heating

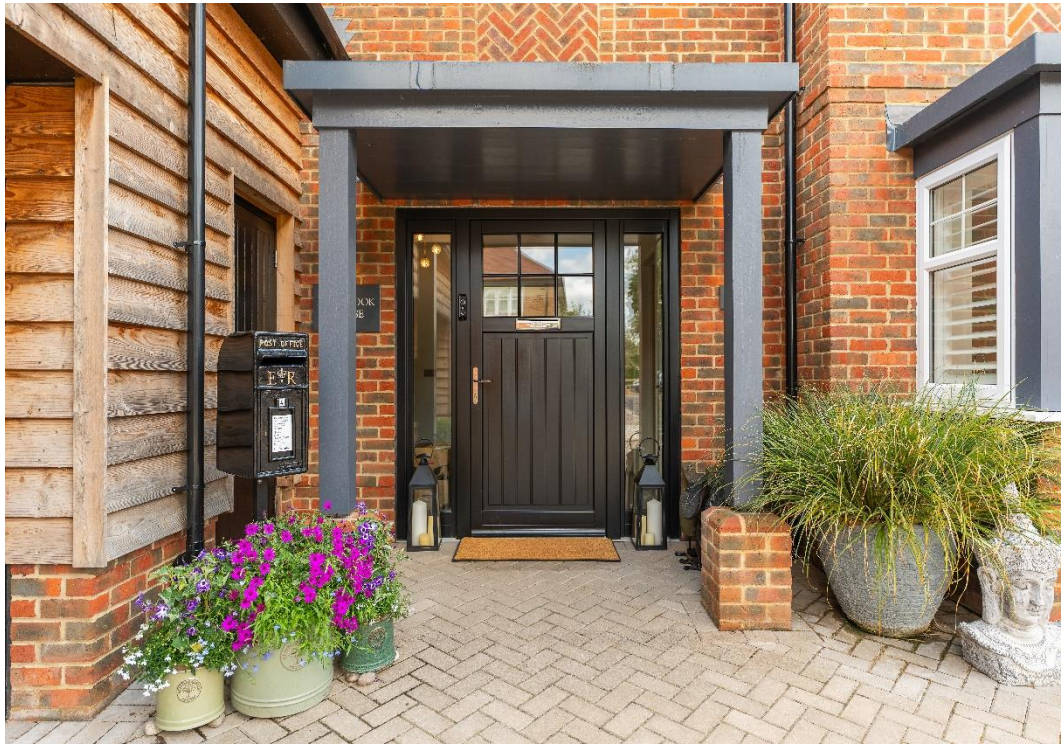










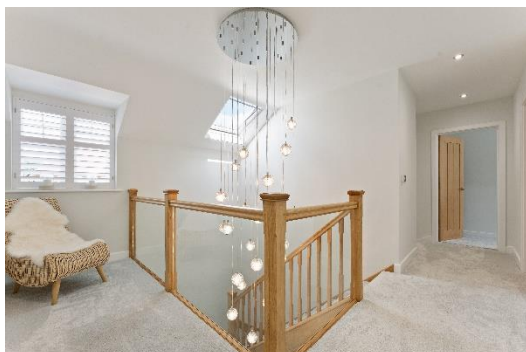
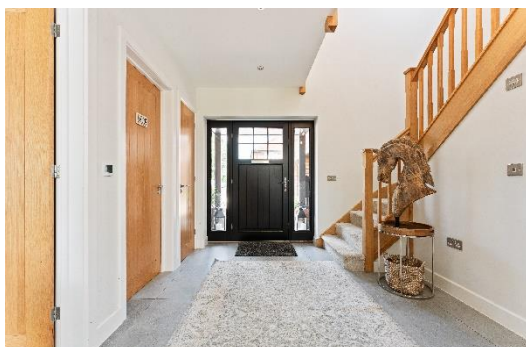




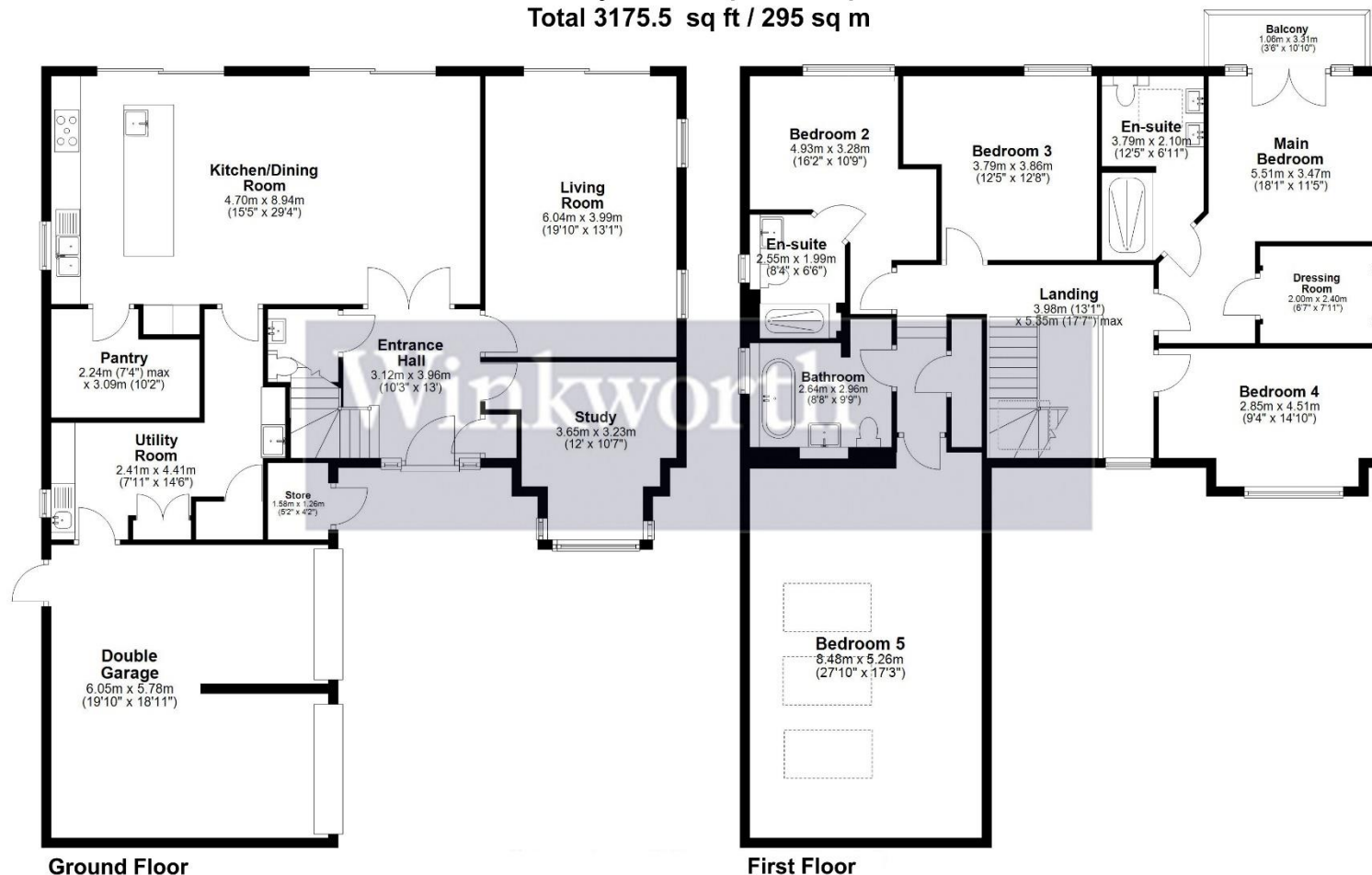
# Winkworth

**Address:** Kinsbrook House, 4  
Oaklands, Lower Common Road,  
West Wellow SO51 6BT

**Council Tax Band:** 'G' Test Valley  
**EPC:** 'B'  
**Tenure:** Freehold



**Main House = 2739.5 sq ft / 254.5 sq m**  
**Garages = 398.6 sq ft / 37.0 sq m**  
**Balcony = 37.4 sq ft / 3.5 sq m**  
**Total 3175.5 sq ft / 295 sq m**



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## 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)

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