



**Guelder House, Lower Common Road, West Wellow SO51 6BT**  
**Guide Price £899,950**

**Winkworth**





## CHARMING DETACHED PROPERTY IN VILLAGE LOCATION

Guelder House is a large six-bedroom family home located in the village of West Wellow. The village provides a range of amenities including a reputable primary school, church, choice of public houses and various stores including a convenience store, butchers, chemist and a hairdresser. The market town of Romsey provides a wider range of amenities and is only a short drive away whilst the A36 links directly onto the M27 making this an ideal location for those requiring good commuter links. The cities of Salisbury, Southampton and Winchester are also within a short drive as is the New Forest National Park. The area is renowned for its wealth of educational, recreational and cultural amenities.

This well-presented six-bedroom detached property is situated in a convenient location in West Wellow. The property offers generous and flexible accommodation comprising six bedrooms, a spacious kitchen/diner, games room, sitting room and a study/snug. Upon entering, you are welcomed into a hallway that provides access to all principal ground floor rooms. The sitting room, with feature fireplace spans the property front to back. The kitchen/dining room is well-appointed with a comprehensive range of eye-level and base units, along with plenty of countertop space flowing through to an additional dining room which is currently used as a games room. A further reception room can be utilized as a study/snug/playroom. Completing downstairs is a cloakroom. To the first floor are the six well-proportioned bedrooms with two having use of separate ensembles. The remaining four bedrooms have use of the family bathroom. and a family bathroom.

As you approach the property, a private driveway offers parking for several vehicles and leads to an integrated one-and-a-half-size garage, which can be accessed both internally and externally. The rear garden is accessible from both sides of the property and is primarily laid to lawn, bordered by a variety of mature shrubs that provide privacy and a pleasant outlook.

- Council Tax: 'E' Test Valley Borough Council
- Mains Utilities
- Superfast Broadband Available







# Winkworth

**Address: Guelder House, Lower  
Common Road, West Wellow SO51  
6BT**

**Council Tax Band: 'E' Test Valley BC  
EPC: D**



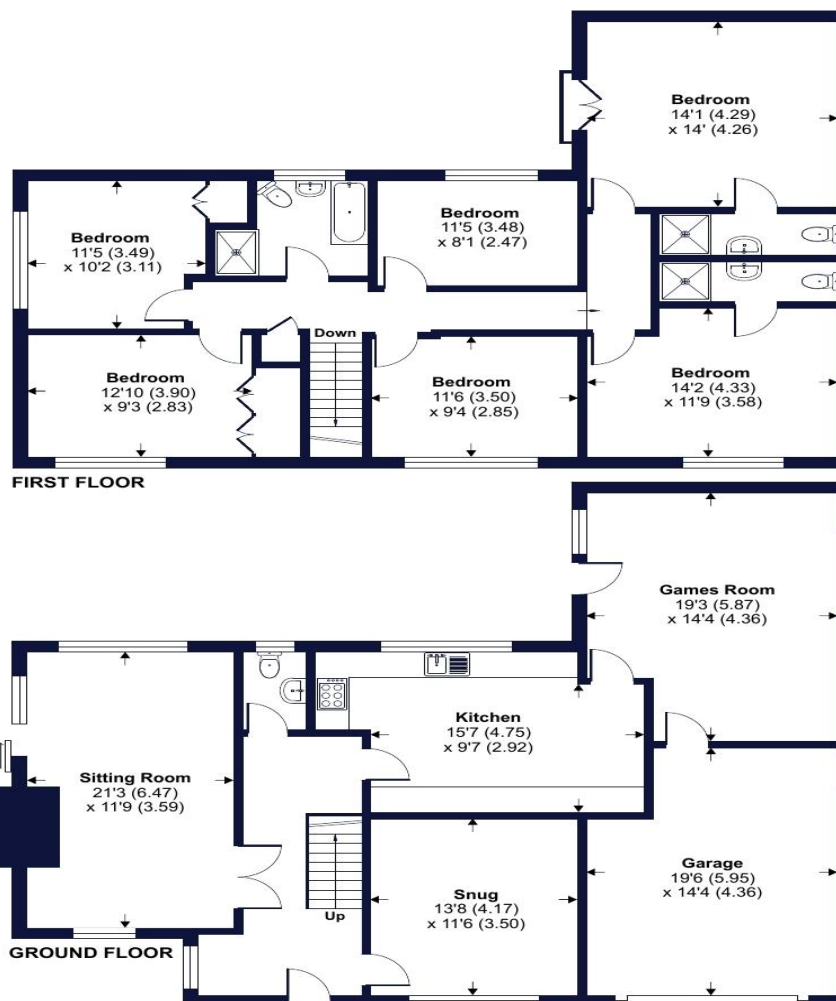
## Guelder House, Lower Common Road, West Wellow, Romsey, SO51

Approximate Area = 2246 sq ft / 208.6 sq m

Garage = 254 sq ft / 23.5 sq m

Total = 2500 sq ft / 232.1 sq m

For identification only - Not to scale



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