



Almora, Dunwood Hill, East Wellow, Romsey SO51 6FD

Winkworth



SUPERB EXECUTIVE HOME WITH SUPERIOR COUNTRYSIDE VIEWS

Almora enjoys an elevated semi-rural position on Dunwood hill, offering beautiful views over the surrounding farms and countryside. Local amenities are available only a few minutes away in the adjacent villages of Awbridge and Sherfield English. More comprehensive amenities can be found in the historic market town of Romsey. Romsey itself is a bustling market town with a wide range of facilities, including a train station and local shops including a Waitrose superstore, together with a variety of excellent restaurants and public houses. The cathedral cities of Salisbury and Winchester, the commercial centre of Southampton and the New Forest National Park are all within easy access as are the M3 and M27 motorways.

Constructed in 2007, Almora is a traditionally styled house, clad in brick, tiles and timber with a clay tiled roof. Upon entering the property, you will be immediately impressed by the large, welcoming entrance hall with oak staircase. This gives access to the principal ground floor rooms. The heart of the home is the stunning kitchen/dining room which spans the property front to back, fitted with a wide range of base and eye level units with integrated appliances and a large island unit, providing the perfect family space. Large windows take in the wonderful views of the garden and surrounding countryside. A door leads out onto the terrace which wraps around the rear and side of the property. Separate to the kitchen is a useful utility room. The current owners have recently installed an inline water softener. To the rear elevation is the family room which provides access to the terrace and extensive views over the garden and surrounding landscape. To the front elevation is a large sitting room with feature log burner fireplace, across the hall is a study/bedroom 5, both have far reaching views of the countryside, completing downstairs is a WC. The whole of the ground floor benefits from underfloor heating. The four generous bedrooms are accessed via the spacious galleried landing, a beautiful feature of the property. The double aspect master bedroom takes in the stunning views and has a separate dressing room area and stylish en-suite shower room. The property's contemporary family bathroom is also located on this floor, and features a freestanding bath. Bedroom two benefits from fitted wardrobes and en-suite shower room, bedroom three, to the rear elevation has stunning views over the garden, bedroom four is to the front elevation equally enjoying fabulous views.

The property is approached via an electric gated entrance, with a wide sweeping driveway and parking for multiple vehicles, leading to a detached double garage with adjoining store room, fitted with power. The sizeable garden, circa 0.49 of an acre, is extremely private and has been beautifully landscaped by the current owners over the last 2 years. A terrace wraps around the side and rear of the property ideal for taking in those stunning views.

- Superfast Broadband Available
- Council Tax Band – 'G' Test Valley Borough Council £3,443.40 PA
- Utilities - Oil & Sewage Treatment Plant





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Address: Almora, Dunwood Hill, East Wellow, Romsey SO51 6FD

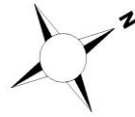
**Council Tax band - 'G' Test Valley Borough Council £3443.40 PA
EPC rating - 'C'
Freehold**



Almora

**Approximate Gross Internal Area
Main House = 2446 Sq Ft / 227.24 Sq M
Car Port / Store = 448 Sq Ft / 41.66 Sq M
Total = 2894 Sq Ft / 268.90 Sq M**

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



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



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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.

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