



£895,000

HenshawFox



1 Redlands Drive

Upper Timsbury, Hampshire, SO51 0AG

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1 Redlands Drive

Approximate Gross Internal Area
2153 sq ft - 200 sq m
(Including Garage)



FIRST FLOOR



GROUND FLOOR

GARAGE

Whilst every attempt has been made to ensure the accuracy of the floor plans measurements of doors windows and rooms are approximate and no responsibility is taken for an error omission or mis-statement. These plans are for representation purposes only and should be used as such. The services systems and appliances listed in this specification have not been tested by Agency Assist and no guarantee as to their operating efficiency can be given.

Summary

A beautiful detached home located in within an exclusive development in a tranquil and rural setting, benefitting from direct access to woodland and parkland, all of which owned by the local residents. The accommodation comprises four double bedrooms, luxury en-suites to bedrooms one and two, family bathroom, stunning kitchen/breakfast room with vaulted ceiling, sitting room, dining room, family room, study, utility room, downstairs WC, double garage, driveway parking, landscaped rear gardens and private communal areas for residents.

Features

- Exclusive development within a rural setting in Upper Timsbury
- Large residents green, a boardwalk and children's play park
- Built in 2009 by Banner Homes, constructed with locally sourced Michelmersh bricks
- Four double bedrooms, three with built in wardrobes and two with en-suites
- Kitchen/breakfast room with central island, vaulted ceiling and doors to garden
- Wood burning stove with 'Bathstone' surround
- Double garage with driveway
- Landscaped gardens overlooking woodland

EPC Rating:

Energy Efficiency Rating

Current 63

Potential 73

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Accommodation

Ground Floor

The welcoming entrance hallway provides access to the sitting room, study, family room, dining room, utility room, downstairs WC and storage cupboard. Located at the rear of the home the sitting room has doors opening out to the landscaped rear garden and a wood burning stove with 'Bathstone' surround providing the perfect focal point. The dining room opens into the kitchen/breakfast room, a fantastic space for both entertaining and family alike, the perfect space for modern living. The kitchen is fitted with a range of soft closing cupboards and drawers, granite worktop surfaces, appliances include a 'Bosch' double oven, 'Bosch' hob with extractor canopy over, 'Smeg' dishwasher and 'Bosch' fridge/freezer, there is a central island with breakfast bar and door opening to the rear garden. The study/home office provides a fantastic space for working from home. The family room offers plenty of options as a room, including reading room, playroom or second sitting room. The utility room has space and plumbing for the washing machine, space for tumble dryer and a door opening out to the garden. The downstairs WC is fitted with a white suite comprising WC and wash hand basin.

First Floor

A staircase leads to the first first floor landing which provides access to the four double bedrooms, the family bathroom, airing cupboard and loft space. Bedroom one is a large double room with a pleasant aspect overlooking the rear garden and woodland. There is a built in single and double wardrobe, the en-suite is fitted with a modern white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. Bedroom two, another double room, has a built in double wardrobe and en-suite comprising WC, wash basin, shower cubicle and heated towel rail. Bedrooms three and four are both double rooms, bedroom three benefits from a built in wardrobe. The family bathroom is fitted with a white suite comprising WC, wash basin, bath with shower attachment and heated towel rail.

Outside

The landscaped rear garden has a large paved area adjoining the rear of the home, with a private outdoor dining area leading from the kitchen, enclosed by a brick and flint wall. Steps lead to a lawned area with established hedging and shrubs. A gate provides access to the driveway and a door opens into the double garage. The large front garden enjoys a pleasant westerly aspect, views over the residents green and is laid to lawn with established trees and hedging.

Parking

Driveway parking leads to a double garage, with electric up and over door, power, lighting and storage.

Location

Redlands Drive is located within Casbrook Fields, an exclusive development located within Upper Timsbury. The picturesque and characterful village of Timsbury, Hampshire, is located just 3 miles north of Romsey and is perfectly positioned for access to many good road links, Romsey train station and the beautiful city of Winchester. There are an abundance of nearby walks, communal areas for the residents to enjoy, excellent nearby schooling, nearby public houses/restaurants include well renowned 'The Goat', 'Duke on the Test' and 'Bear and Ragged Staff'.

Sellers position

Looking for forward purchase

Age

2009

Tenure

Freehold

Service charge

Approximately £716 per annum (£59 pcm)

Primary School

Awbridge Primary School

Secondary School

The Romsey School

Council Tax

Band F - Test Valley Borough Council

Terms and Conditions

Terms and Conditions These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs

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