



Hill Crest | £995,000

Hill View Road, Michelmersh, Hampshire SO51 0NN





Hill Crest

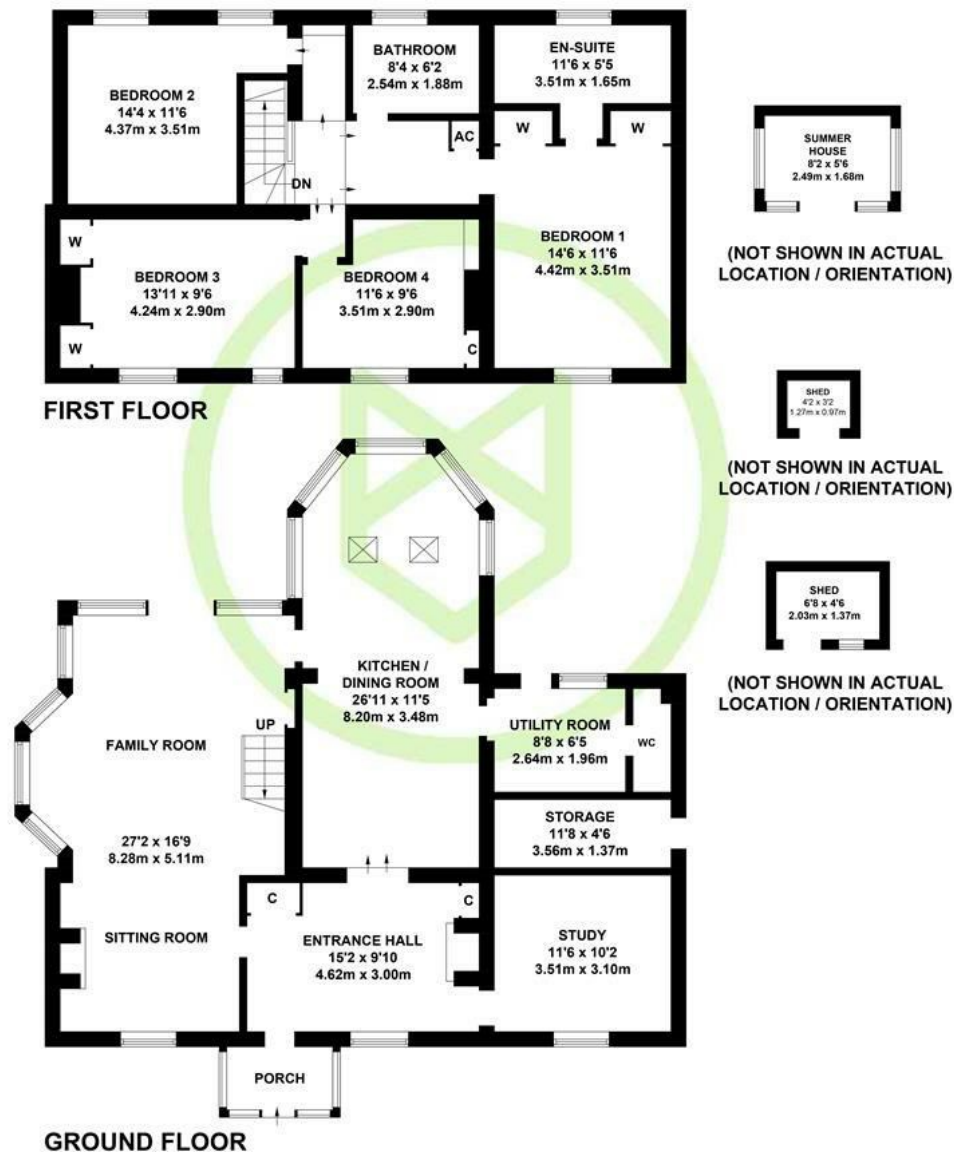
Hill View Road, Michelmersh, Hampshire SO51 0NN

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

A beautiful period cottage in a peaceful and idyllic setting, on an elevated position with spectacular views of the Test Valley countryside. The home has been tastefully extended, is light, spacious and perfectly blends character with a traditional, yet modern feel. The ground floor provides a sitting room opening into family room with views over the gardens, a modern kitchen opening into dining area with vaulted ceiling and featured beams, a study/home office, utility room and ground floor WC. The first floor hosts four bedrooms, all with views of the surrounding countryside, a luxury four piece en-suite and family bathroom. Outside are beautifully kept gardens, outbuildings and driveway parking for several vehicles.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1166 SQ FT / 108.3 SQ M
FIRST FLOOR = 879 SQ FT / 81.7 SQ M
OUTBUILDINGS = 88 SQ FT / 8.2 SQ M
TOTAL = 2133 SQ FT / 198.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1075041)

Features

- A beautifully presented period cottage located in the village of Michelmersh
- An idyllic location, with stunning views of the Test Valley countryside
- Well positioned for access into Romsey, Stockbridge and Winchester
- Mature, attractive gardens and an overall plot of approximately 0.25 of an acre
- Planning permission granted for car port and additional storage
- Four bedrooms, four piece en-suite and family bathroom
- Sitting room, family room, study and kitchen/dining room
- No forward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential D

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Planning Permission

Planning permission has been granted for a car port to be added onto the right hand side of the home, for further information please visit: <https://view-applications.testvalley.gov.uk/online-applications/> and use reference number 16/01430/FULLS

Ground Floor

The welcoming reception hallway features a wood burning stove, fitted storage and doors lead to the sitting room, study and kitchen. The sitting room is a cosy space with a log burner being the focal point. An opening leads into the family room, a wonderful room with a westerly facing bay window enjoying the afternoon and evening sunshine, this room overlooks the stunning gardens and doors open out to the patio area. The kitchen has a range of cupboards and drawers, a corner pantry, a 'Rangemaster' oven with 'Smeg' extractor canopy over and an integrated 'Bosch' dishwasher. The kitchen opens into the dining room, another light room with a vaulted ceiling, featured beams and skylights, similar to the family room, this wonderful room enjoys views of the garden all around. The utility room has fitted storage, space for the washing machine, tumble dryer and fridge/freezer, there is access to the ground floor WC and a door opening to the garden. The study/home office is a good size and an ideal space to work from home.

First Floor

The spacious first floor landing provides access to the loft space, airing cupboard, the family bathroom and the four bedrooms, all of which enjoy elevated views of the countryside surrounding the home. Bedroom one is a generous double room with two built in double wardrobes, access leads to the en-suite, fitted with a stylish four piece suite comprising WC, wash basin, bath, enclosed shower cubicle and a heated towel rail. Bedrooms two and three are both double rooms, bedroom three benefits from fitted wardrobes. Bedroom four is a generous single room, also benefiting from fitted storage. The family bathroom is fitted with a white suite comprising WC, wash basin, bath with shower attachment and fitted screen.

Outside

The attractive and well designed gardens are a particular feature of the home, a beautifully kept lawn adjoins well stocked, colourful borders with established hedging and trees. A patio area with water feature adjoins the family room and a further patio has space for external dining furniture. The rear garden also benefits from external power points and outside lighting, outbuildings include a summer house and two sheds. Gates both sides of the home provide side access and an internal storage room accessed from the driveway has power, lighting and houses the boiler.

Parking

Driveway parking for several vehicles is located along side the home. Planning permission has been provided for a car port, please see Planning Permission paragraph for more information.

Location

The picturesque and characterful village of Michelmersh, 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

No forward chain

Age

Late 1800s

Tenure

Freehold

Heating

Gas heating via LPG

Primary School

Awbridge Primary School

Secondary School

The Romsey School

Council Tax

Band F - Test Valley Borough Council

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 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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