



Silver Birches | £799,000

Manor Farm Lane, Michelmersh, Hampshire, SO51 0NT





Silver Birches

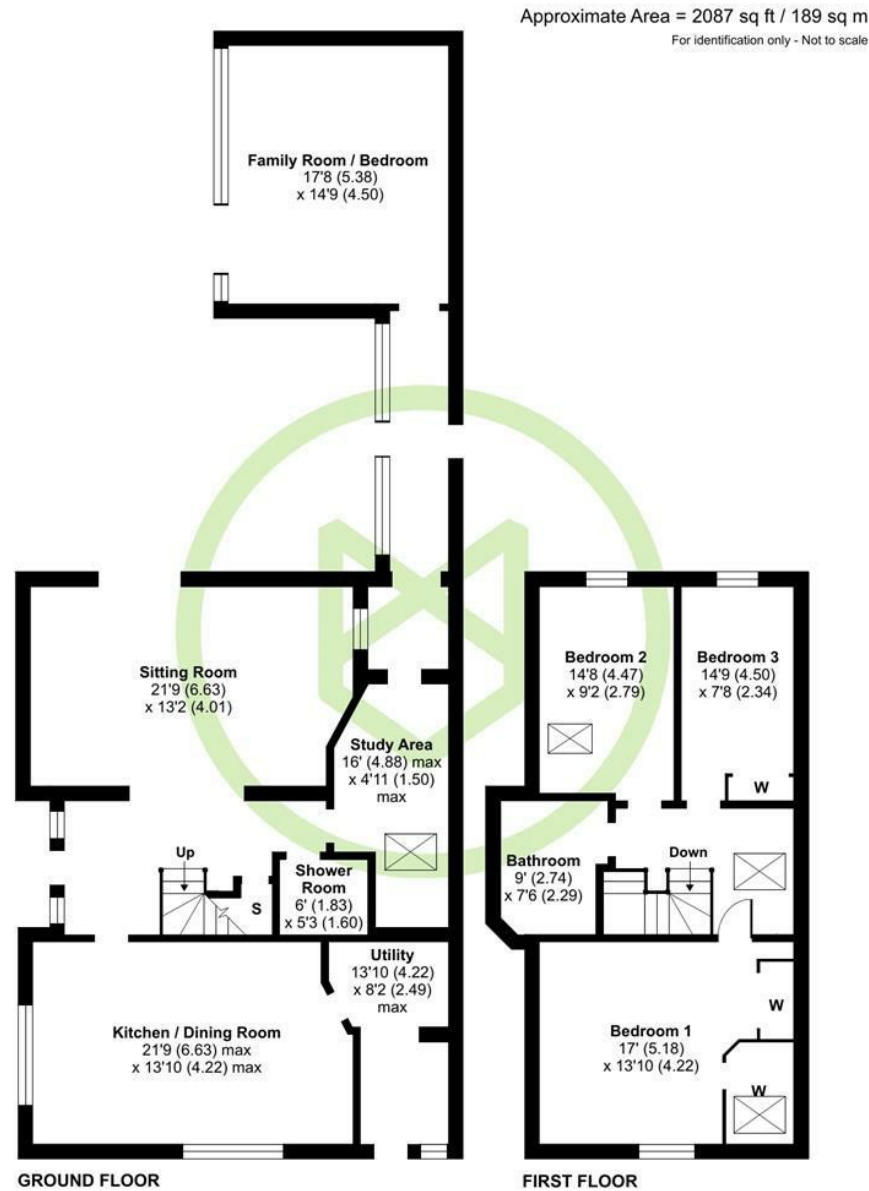
Manor Farm Lane, Michelmersh, Hampshire, SO51 0NT

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Summary

A beautifully presented detached home built in 2015, within a quiet setting in the village of Michelmersh. The accommodation offers four bedrooms, walk in wardrobe, en-suite to bedroom one, a beautiful four piece family bathroom, large sitting room with double doors opening out to the gardens, stunning kitchen/dining room, air conditioning to kitchen and the two main bedrooms, study, family room/bedroom, utility room, downstairs shower room, driveway parking for several vehicles, and westerly facing landscaped gardens.



Features

- Built in 2015 as a one-off development, within the picturesque and characterful setting of Michelmersh
- A wonderfully light home with exposed oak beams, vaulted ceilings and high-quality fittings
- Four bedrooms, en-suite shower room, four-piece bathroom and ground floor shower room
- Sitting room, study area and family room/bedroom
- Stunning kitchen/dining room
- Driveway parking for several vehicles
- Westerly facing rear garden
- Underfloor heating on ground floor
- Security system

EPC Rating

Energy Efficiency Rating
Current C
Potential C



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Henshaw Fox Ltd REF: 872123

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Ground Floor

The front door opens into a large and welcoming hallway, stairs lead to the first floor, an opening leads to the large sitting room, the kitchen/dining room, study area, the shower room and the understairs storage cupboard. The sitting room has a pleasant double aspect with windows overlooking the rear of the home and double doors opening out to the westerly facing garden, a fireplace provides the perfect focal point. The kitchen/dining room has been fitted with a range of cupboards and drawers, granite and oak worktops, a butler sink, built in appliances include a 'Neff' double oven, 'Neff' induction hob with extractor canopy over, fridge/freezer and dishwasher. A door leads to the utility room which has a range of fitted cupboards, space and plumbing for the washing machine and space for a condenser dryer, a door opens to an oak framed porch. The study area offers space to work from home, a glass walkway leads the family room/bedroom, which has vaulted ceiling and exposed oak beams., currently used as a play room, this space offers many uses. The downstairs shower room has been fitted with a modern white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. The ground floor has underfloor heating.

First Floor

The first-floor features vaulted ceilings and exposed oak beams. The large and light landing provides access to three double bedrooms and the family bathroom. Bedroom one is a large double room with fitted wardrobes, a door opens into an en-suite which is fitted with a WC, wash basin and enclosed shower cubicle. Bedrooms two and three are both good sized rooms with windows overlooking the gardens. The family bathroom has been fitted with a four-piece white suite comprising WC, wash basin, bath, enclosed shower cubicle, heated towel rail and is complemented with fully tiled walls and flooring.

Outside

The landscaped and low maintenance rear garden has a pleasant westerly aspect. Paving adjoins the rear of the home with the remainder of the garden being laid to lawn, stone and well-kept borders.

Parking

Driveway parking is located directly off of Manor Farm Lane for several vehicles.

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.

Sellers Position

Looking for forward purchase

Age

2015

Tenure

Freehold

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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