



Plestin | £1,895,000

Hill View Road, Michelmersh, Hampshire SO51 0NN



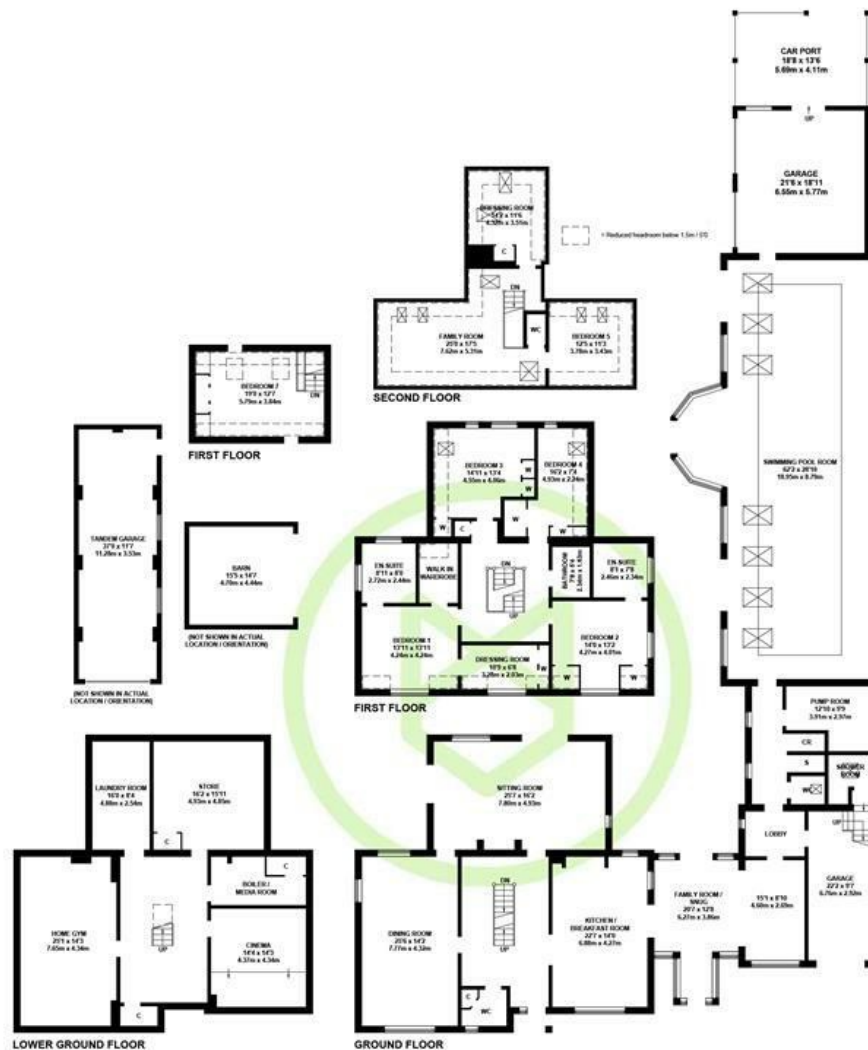


Plestin

Hill View Road, Michelmersh, Hampshire SO51 0NN

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APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 1429 SQ FT / 132.8 SQ M
GROUND FLOOR = 3857 SQ FT / 358.3 SQ M
(INCLUDING SWIMMING POOL ROOM)
FIRST FLOOR = 1546 SQ FT / 143.6 SQ M
SECOND FLOOR = 692 SQ FT / 64.3 SQ M
OUTBUILDINGS = 1056 SQ FT / 98.1 SQ M
(INCLUDING GARAGE, BARN & TANDEM GARAGE /
EXCLUDING CARPORT)
TOTAL = 8580 SQ FT / 797.1 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1104235)

Summary

An exceptional family home located within a peaceful and idyllic setting, offering over 8,500 Sq. Ft of space and immaculately kept gardens of approximately 1.5 acres. Set over four floors the home comprises seven bedrooms, three of which have access to an en-suite, with the principle bedroom enjoying a dressing area and four piece en-suite. The superb living space spans over two floors, the ground floor boasts a a sitting room and dining room, the bespoke kitchen/breakfast room opens into a snug/family room. A glass staircase leads to the lower ground floor, with home cinema, air conditioned gym and laundry room. The impressive pool house features a 15.2m x 4.5m heated pool, with changing rooms and shower room. Outside the beautiful gardens enjoy a central lake, outbuildings include a tandem garage, further double garage, car port, wood store and barn.

Features

- An exceptional family home located in the idyllic setting of Michelmersh
- Offering approximately 8,500 Sq Ft of space and 1.5 acres of beautifully kept gardens
- Heated swimming pool with changing room and shower room
- Potential for ancillary accommodation or self contained annex
- Views of the Test Valley countryside to the front of the home and wonderful gardens to the rear
- Extensively renovated with stunning interior design choices and a wonderful overall feel
- Air conditioned home gym and cinema
- Integral single garage, and a variety of outbuildings, including tandem garage, further double garage and car port

EPC Rating

Energy Efficiency Rating
 Current D
 Potential D

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Ground Floor

Upon entering this stunning home, the spacious and contemporary nature of the property stands out, the grand entrance hallway features a central staircase to the lower ground floor and first floor, and doors open to the beautiful kitchen, the sitting room, dining room and ground floor WC. At the rear of the home, the sitting room has a triple aspect, and doors opening to the beautiful gardens, the wood burning stove provides the perfect focal point. Doors lead into the large dining room, again with a pleasant triple aspect, an excellent room for those who like to entertain. The hand made bespoke kitchen is finished with granite and wooden worktops, a fitted breakfast bar, appliances include an integrated 'Bosch' dishwasher and 'AGA'. Doors open into the snug/family room, perfect as an informal area to dine or work from home, this room has a glass roof and doors opening to the front driveway and rear gardens. Adjoining the snug, the garage has doors opening to the driveway, a door opens to a staircase, with access to a modern shower room and stairs to a first floor double bedroom which is separate from the main home.

Pool Room

The pool room is connected to the main home on the ground floor, there is a changing area, shower cubicle, WC and pump room. The heated pool measures approximately 15.2m x 4.5m, has an electric 'Roldeck' pool cover and tiled surround. The room itself has a vaulted ceiling with skylights, picture windows overlooking the gardens as well as double doors opening out to the gardens. A door opens to a double garage.

Lower Ground Floor

A staircase with a stylish glass balustrade leads from the central hallway to the lower ground floor. The home cinema features a 'Panasonic' projector, a wall mounted audio transparent screen, black floor standing and wall mounted speakers, a sub woofer, raised rear seated area, state of the art LED mood lighting with various patterns and colours to choose from, starlight ceiling and air conditioning. The home gym offers ample space for all types of gym equipment, is fitted with LED mood lighting and air conditioning. The laundry room has fitted storage, space for a washing machine, tumble dryer and fridge. A large store room is ideal for accessible storage, and a further storage room houses the boiler and media centre.

First and Second Floor

The first floor landing provides access to four bedrooms and a shower room. The wonderful principle bedroom is a generous double room, featuring a dressing with built in wardrobes, a further walk in wardrobe and a beautiful four piece en-suite comprising WC, wash basin, bath, heated towel rail and enclosed shower cubicle. Bedroom two, another double room, benefits from fitted wardrobes and access to a modern four piece en-suite comprising WC, wash basin, bath and enclosed shower cubicle. Bedroom three also benefits from fitted/built in storage and is a double room enjoying a pleasant double aspect, bedroom four is a single room with built in storage. The shower room is fitted with white suite comprising WC, wash basin and enclosed shower cubicle. A staircase leads to the second floor, a flexible space most recently used as separate living area within the home. The stairs open into a living room, doors lead to two more double rooms which could be used as further bedrooms, dressing rooms or home offices.

Outside

The majority of the 1.5 acres are made up of landscaped and beautifully kept gardens, offering a great deal of privacy and enjoying the afternoon and evening sunshine. A large lake is central to the rear garden, surrounded by manicured lawns, established trees and hedging. Composite decking and porcelain paving adjoin the rear of the home and recently installed LED lighting provides illumination around the gardens and lake.

Parking and Outbuildings

A block paved driveway approaches the home, providing parking for several vehicles. There is an integral garage, a further detached tandem garage with electric door, a double garage adjoining the rear of the pool room with a double car port attached and a separate barn providing further outside storage.

Home Owners Comments

We have thoroughly enjoyed the last 24 years living in this wonderful family home, we have made fantastic memories over the years, hosting many parties for family and friends, I especially love Christmas and New Year, the indoor pool and home cinema are great entertainment spaces all year round. The garden is spectacular and I believe is one of our homes best features, all kinds of wild life visit the garden, from double winged dragon fly to swallows catching a much need drink as they go about their day, to the occasional kingfishers and woodpeckers, it's not only stunning but very quiet and tranquil, after running our fast paced business, we find solace and deep relaxations in its company. Michelmersh is a wonderful place to live.

Sellers Position

Looking for forward purchase

Age

1980s

Tenure

Freehold

Heating

Oil fired heating

Sewerage

Mains drainage

Council Tax

Band G - 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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