



12 Redlands Drive | £865,000
Upper Timsbury, Hampshire, SO51 0AG





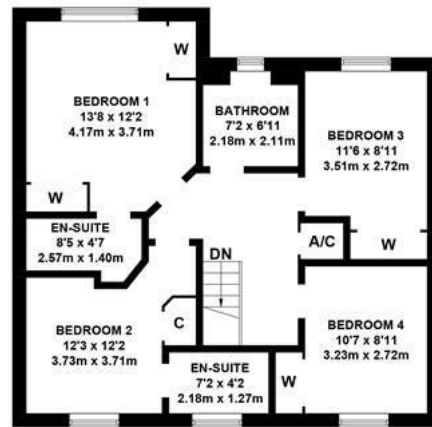
12 Redlands Drive
Upper Timsbury, Hampshire, SO51 0AG

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Summary

A beautiful detached home located within an exclusive development in a tranquil and rural setting, benefitting from direct access to 12 acres of woodland and parkland, all of which is owned by the local residents. The accommodation comprises four double bedrooms, luxury en-suites to bedrooms one and two, family bathroom, stunning kitchen/dining/family room with multi fuel stove, sitting room, study, utility room, downstairs WC, double garage, driveway parking, landscaped rear gardens and private communal areas for residents.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 866 SQ FT / 80.5 SQ M
FIRST FLOOR = 763 SQ FT / 70.9 SQ M
GARAGE = 387 SQ FT / 36.0 SQ M
TOTAL = 2016 SQ FT / 187.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1118595)

Features

- Exclusive development within a rural setting in Upper Timsbury, just 3.5 miles from Romsey town
- 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 with built in wardrobes and two with en-suite shower rooms
- Recently installed solar panels and battery for storing excess energy
- Stunning kitchen/dining/family room with island, vaulted ceiling with skylights and integrated appliances
- Landscaped southerly facing rear garden backing onto green areas
- Driveway parking and double garage

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor

The welcoming entrance hallway provides access to the first floor via the staircase, two storage cupboards, the ground floor WC, the sitting room, study and the stunning kitchen/dining/family room at the rear of the home. The sitting room is a cosy room and would make an ideal snug or play room. The kitchen/dining/family room is wonderful space for entertaining and family alike, the perfect space for modern living. The modern kitchen features an island with a dining table attached to seat eight people, there is a range of fitted cupboards and drawers, space for a 'Rangemaster' style oven, fitted 'Smeg' extractor hood over, integrated 'Bosch' dishwasher and integrated full length fridge with freezer compartment. The family area has a multi fuel stove as the focal point and double doors open to the rear garden. The utility room has space for a washing machine and space for a tumble dryer. The study is a good size and would make an ideal home office. The ground floor WC is fitted with a modern white suite, comprising WC, wash basin and heated towel rail.

First Floor

The landing provides access to the airing cupboard, the four double bedrooms and the family bathroom. Bedroom one is a generous double room, benefitting from wardrobes and views of the rear green areas. The fully tiled en-suite is fitted with a white suite comprising WC, wash basin with storage under, a recently fitted double shower cubicle and heated towel rail. Bedroom two, another double room, also benefits from built in storage, the en-suite is fitted with a white suite comprising WC, wash basin, recently fitted enclosed shower cubicle and heated towel rail. Bedrooms three and four are both double rooms and both benefit from built in wardrobes. The family bathroom is fitted with a white suite comprising WC, wash basin, bath with shower over, fitted shower screen and heated towel rail.

Outside

The private and quiet rear garden, offers a pleasant southerly aspect and enjoys views of green space to the rear. Composite decking adjoins the rear of the home, steps lead to the raised lawn area where there is a further decked area for seating, a gate provides access to the side of the home.

Parking

The double garage has power and lighting, two up and over doors and storage in the roof space, there is driveway parking to the front of the garage.

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'.

Agents Note

The home is fitted with 11 Solar photovoltaic panels, hybrid inverter 3.6 & 9.5 battery for storing excess energy as well as solar iBoost for secondary heating of hot water.

Sellers Position

Looking forward purchase, may offer no forward chain

Age

2010

Tenure

Freehold

Service Charge

Approximately £700 Per Annum

Heating

Gas central heating via LPG

Primary School

Awbridge Primary School

Secondary School

The Romsey School

Council Tax

Band D - 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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