



Tendele | £795,000

Stockbridge Road, Timsbury, Hampshire SO51 0NF





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# Summary

A beautifully presented and versatile home with flexible accommodation, positioned on a plot measuring in approximately 0.28 of an acre and offering the potential for dual occupancy. The home offers four double bedrooms, a luxury en-suite and dressing room to bedroom one, family shower room, further ground floor bathroom, ground floor bedroom, sitting room, dining room, snug, living room with kitchenette, stunning kitchen/breakfast/family room, 128 ft westerly facing rear garden with outbuildings, carport with EV charger and driveway parking for several vehicles.



APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1624 SQ FT / 150.9 SQ M  
 FIRST FLOOR = 940 SQ FT / 87.3 SQ M  
 OUTBUILDINGS = 366 SQ FT / 34.0 SQ M  
 (EXCLUDING CARPORT)  
 TOTAL = 2930 SQ FT / 272.2 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1132091)

# Features

- Versatile family home with potential for dual occupancy
- Plot measuring approximately 0.28 of an acre
- A pleasant south westerly facing rear garden, measuring 128ft and backing onto open fields
- Four double bedrooms, dressing room and en-suite to bedroom one, family bathroom and shower room
- Sitting room, dining room, snug and family room
- A 22ft kitchen/breakfast/family room vaulted ceiling and wood burning stove
- Outbuildings comprising car port, utility room, office/gym and store room
- Potential annex comprising living room, kitchen, bedroom, bathroom and courtyard garden

# EPC Rating

Energy Efficiency Rating  
 Current D  
 Potential C

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## Ground Floor

The porch provides a space for shoes and coats and opens into the hallway, immediately setting the tone for this welcoming and warm home. Access leads to the WC, sitting room, snug, living room and ground floor bedroom. The sitting room is a large room with fire place and double doors that open out to the rear garden. The snug has a window overlooking the front of the home, a wood burning stove provides the perfect focal point. A door leads into the dining room room which has a large bay window overlooking the front gardens. An inner hall has two large storage cupboards and stairs leading to the first floor. Measuring 22'3" in length, the kitchen/breakfast/family room is a wonderfully social room and an ideal space for both entertaining and family alike. The kitchen is fitted with a range of cupboards and drawers, granite worktops, a butler sink, 'Mercury' oven with extractor canopy over, integrated dishwasher, space for 'American' style fridge/freezer and pantry. The family area features a vaulted ceiling with skylights, a wood burning stove, double doors and a stable door that opens to the rear garden. Offering potential use for dual occupancy, the living room has access to a kitchen with fitted storage, a built in oven and fitted hob, a fully tiled four piece bathroom comprising bath, WC, wash basin, double shower cubicle, a double bedroom and private courtyard garden.

## First Floor

The first floor landing provides access to the airing cupboard, three double bedrooms and the family shower room. A dressing room leads through to bedroom one, a spacious double room with built in wardrobes. The en-suite is fitted with a white suite comprising WC, wash basin, bath and heated towel rail. Bedrooms two and three are both double rooms that benefit from built in wardrobes. The shower room is fitted with a white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail.

## Outbuildings

Outbuildings include a utility room with WC, gym/home office, store room, green house and Wendy house.

## Outside

The beautifully kept gardens are a particular feature of the home, the rear garden measures approximately 128ft in length, backs onto open fields and benefits from a pleasant westerly aspect, enjoying the afternoon and evening sun. Paving adjoins the rear of the home, a pathway leads to the side access, a sunken dining and BBQ area with power and lighting and the outbuildings. There is a large area laid to lawn with established hedging and trees. The front garden has manicured privet hedges opening into the driveway, a pathway to the front door, areas laid to lawn and well tended borders. The living room enjoys a private courtyard garden.

## Parking

Driveway parking is provided for several vehicles, a car port provides vehicle cover, storage and is fitted with an EV charger.

## Location

The picturesque and characterful village of Timsbury, Hampshire, is located just 2.5 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 Malthouse' Gastro Pub, 'Duke on the Test' and 'Bear and Ragged Staff'.

## 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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