



The Mallens | Offers Over £1,000,000
Stockbridge Road, Timsbury, Hampshire, SO51 0NG





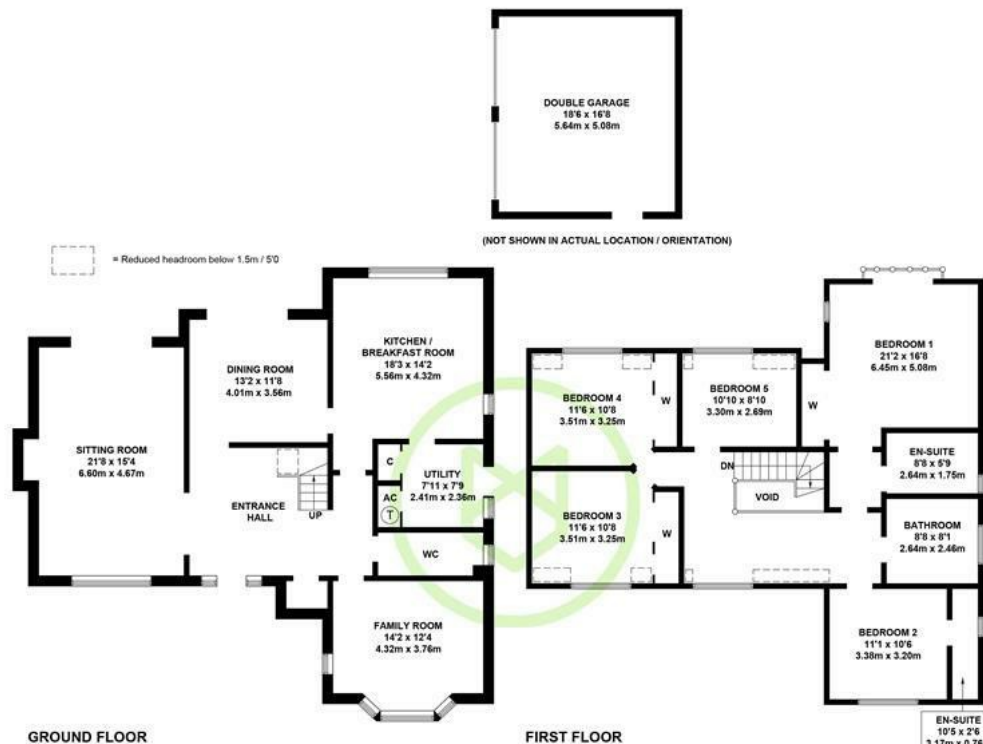
The Mallens
 Stockbridge Road, Timsbury, Hampshire, SO51 0NG

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Summary

A substantial and beautifully presented detached home offering approximately 2700 sq. ft of space, set on a plot measuring approximately 0.30 of an acre and positioned backing onto open fields. The first floor comprises five double bedrooms, two luxury en-suite shower rooms and a four piece family bathroom. The ground floor offers a sitting room, family room/home office, dining room, kitchen/breakfast room utility room and downstairs WC. The rear garden enjoys a south westerly aspect, there is driveway parking for several vehicles and a detached double garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1232 SQ FT / 114.5 SQ M
FIRST FLOOR = 1168 SQ FT / 108.5 SQ M
DOUBLE GARAGE = 310 SQ FT / 28.8 SQ M
TOTAL = 2710 SQ FT / 251.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1094588)

- Detached family residence offering approximately 2700 sq. ft of space
- Idyllic setting within the popular village of Timsbury, Hampshire
- Five double bedrooms, two en-suites and a four piece family bathroom
- Large main bedroom, with en-suite and balcony overlooking the rear garden and fields beyond
- Set on a plot measuring approximately 0.30 of an acre, with a south/westerly facing rear garden
- Sitting room, dining room and family room/home office
- Driveway providing parking for several vehicles and detached double garage
- Vendors found onward purchase

EPC Rating

Energy Efficiency Rating
Current
Potential

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Ground Floor

The large and welcoming entrance hallway provides access to the sitting room, dining room, family room/home office, kitchen/breakfast room, downstairs WC and storage cupboard for shoes and coats. The sitting room has a pleasant double aspect, doors open out to the rear garden and a log burner provides the perfect focal point. The family room overlooks the front of the home and would offer many uses as a room, including home office, second sitting room or play room. The dining room has doors opening to the garden and ample space for a dining suite. A door leads to the kitchen/breakfast room, which is fitted with a range of cupboards and drawers, a breakfast bar, double oven, fitted hob with extractor canopy over, integrated dishwasher, microwave, wine cooler and fridge. The utility room has fitted storage, space for a washing machine, space for a dryer, space for freezer, built in storage cupboards and a door leading to the side access.

First Floor

The wonderfully light first floor landing provides access to the five double bedrooms and the family bathroom. Bedroom one is a lovely room with a 'Juliet' balcony overlooking the garden and fields, the room benefits from built in wardrobes, the en-suite is fitted with a modern white suite comprising WC, wash basin, shower cubicle and heated towel rail. Bedroom two also has access to an en-suite, comprising shower cubicle, WC, wash basin and heated towel rail. Bedrooms three, four and five are all double rooms, bedrooms three and four have built in wardrobes. The family bathroom has underfloor heating and is fitted with four piece suite comprising WC, wash basin, bath, walk in shower and heated towel rail.

Outside

The rear garden is a particular feature of the home, measuring approximately 95ft in length and enjoying a pleasant south westerly aspect. A large patio and decked area adjoins the rear of the property, with the remainder of the garden being laid to lawn with a variety of well established shrubs and trees. At the end of the garden is a recently completed composite decked area with pergola over, overlooking fields to the rear. There is a garden shed, small pond with rockery water feature and side access leading to the front of the home. The front garden measures approximately 125ft, has lawned areas, established hedging and trees. An automatic 'robo mower' is to remain.

Parking

Parking is provided to the front of the property for several vehicles, a detached double garage has two electric doors, the garage has power, lighting and storage in the eaves.

Location

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'.

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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