



Oakwood | £695,000  
Stockbridge Road, Timsbury, Hampshire, SO51 0NF







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## Summary

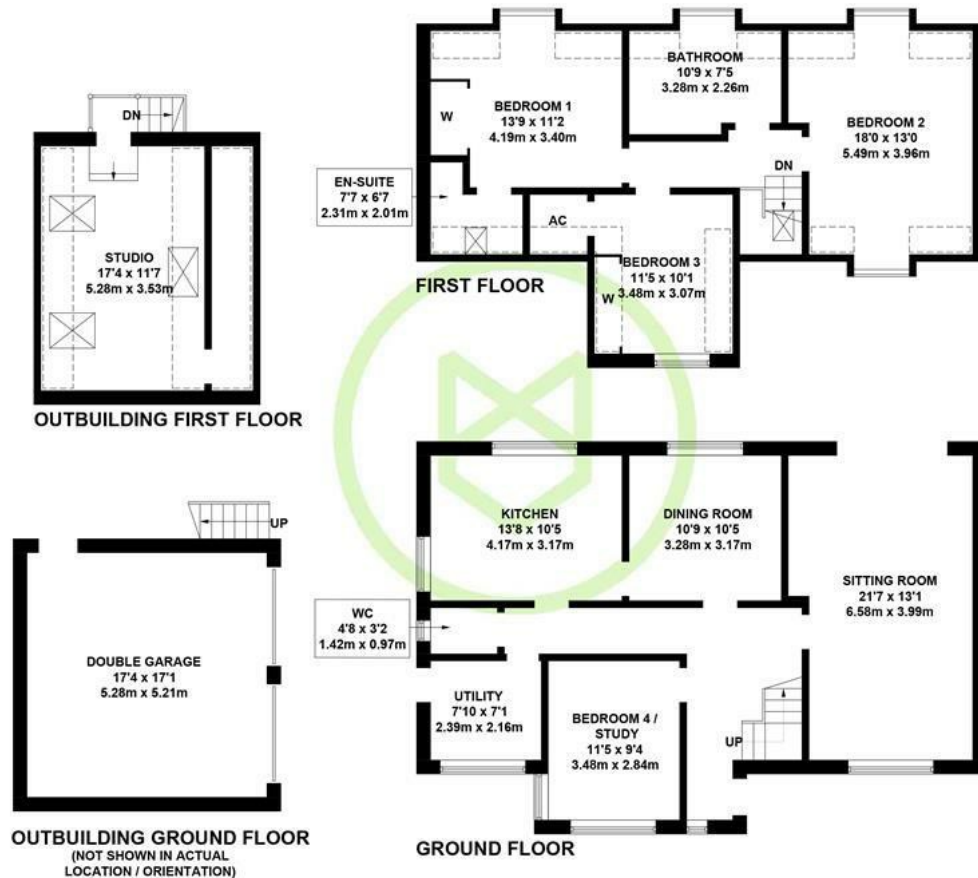
A wonderful opportunity to acquire a detached home in the village of Timsbury, with potential to extend and modernise, positioned on plot approaching 0.25 on an acre and backing onto open fields. The flexible and spacious accommodation comprises four bedrooms, en-suite to bedroom one, family bathroom, sitting room with open fireplace, study/bedroom, dining room, kitchen and utility room. To the front of the home a double garage has a room above, an ideal space to be used as a home office or studio, there is driveway parking for several vehicles and westerly facing rear garden backing onto open fields.

## Features

- Located within the popular village of Timsbury, just 2.2 miles from Romsey
- Positioned on a plot approaching 0.25 of an acre
- Potential for extension and modernisation
- 95ft Westerly facing rear garden and backing into open fields
- Large driveway and double garage with room above
- Four bedrooms, en-suite and family bathroom
- Sitting room, dining room, study, kitchen and utility room
- No forward chain

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 890 SQ FT / 82.7 SQ M  
FIRST FLOOR = 700 SQ FT / 65.0 SQ M  
OUTBUILDING = 559 SQ FT / 51.9 SQ M (DOUBLE INCLUDING GARAGE)  
TOTAL = 2149 SQ FT / 199.6 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1154919)

# Oakwood

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## Ground Floor

The front door opens into the hallway which immediately sets the tone for this welcoming and warm home. Access is provided to all rooms on the ground floor and the first floor via the stair case. The sitting room is a large room with a fire place and doors that open out to the rear garden. The study has a window overlooking the front of the home, currently used as a home office this room would serve well as a bedroom or second sitting room. The dining room has a window overlooking the rear garden, there is ample space for the dining suite, a doorway leads to the kitchen, which is fitted with a range of cupboards and drawers, there is an integrated oven, fitted hob with extractor hood over and space for further appliances. The utility room houses the boiler, has fitted storage, space for appliances and a door opening to the side of the home. A downstairs cloakroom is fitted with a WC and wash basin.

## First Floor

The first floor landing provides access to three double bedrooms and the family bath room. Bedroom one is a spacious double room with built in wardrobes. The en-suite is fitted with a suite comprising WC, wash basin, shower cubicle and heated towel rail. Bedrooms two and three are both double rooms, bedroom three benefits from a built in wardrobe and access to the airing cupboard. The bathroom is fitted with a suite comprising WC, wash basin, bath with shower over and fitted shower screen.

## Outside

The gardens are a particular feature of the home, the rear garden measures approximately 95ft 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. There is a large area laid to lawn with established hedging and trees. The front of the home has established hedging and trees offering a great deal of privacy.

## Parking

A large driveway is at the front of the home, providing parking for many vehicles. A double garage has two up and over doors, power and lighting. A room above the garage is accessed via a staircase to the side, this room would make an ideal studio, hobby room or home office.

## 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'.

## Sellers Position

No forward chain

## Age

1980s

## Heating

Oil fired central heating - Boiler installed 2023

## Primary School

Awbridge Primary School

## Secondary School

The Romsey School

## 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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