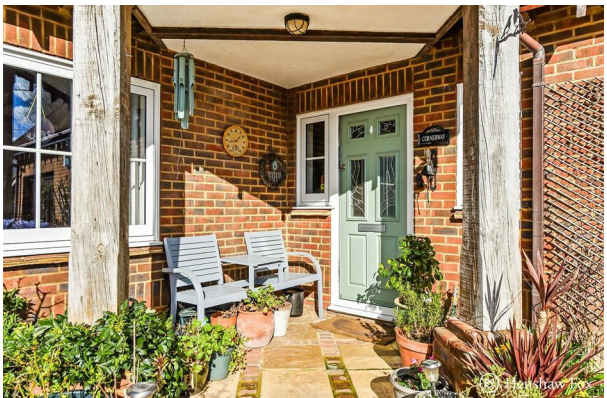




Cornerways | £800,000
 St. Andrews Close, Timsbury, Romsey, SO51 0NA



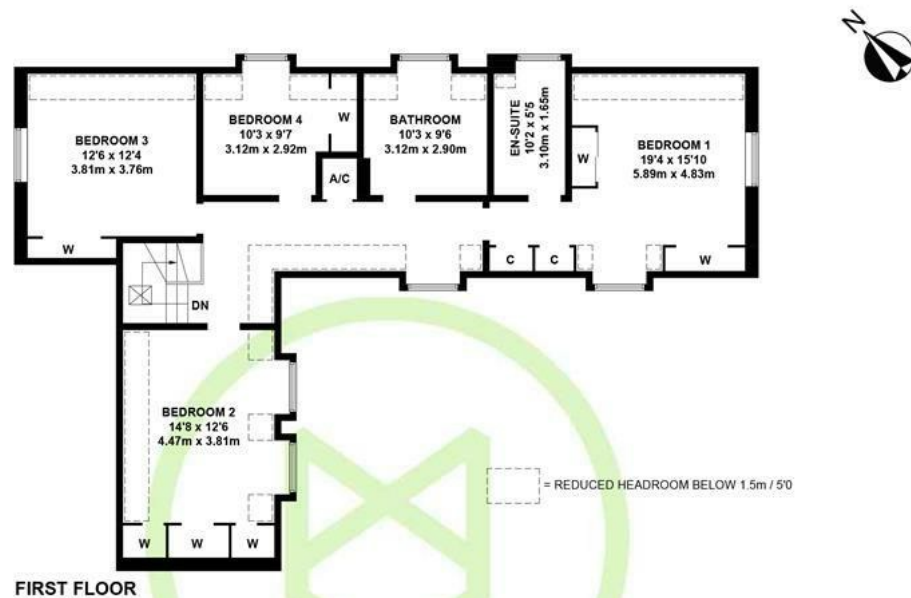


Cornerways

St. Andrews Close, Timsbury, Romsey, SO51 0NA

01794 521339 / 02382 541100
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APPROXIMATE GROSS INTERNAL AREA (EXCLUDING CARPORT)

GROUND FLOOR = 1243 SQ FT / 115.5 SQ M

FIRST FLOOR = 1081 SQ FT / 100.4 SQ M

GARAGE = 207 SQ FT / 19.2 SQ M

SUMMER HOUSE = 44 SQ FT / 4.1 SQ M

TOTAL = 2575 SQ FT / 239.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1173592)

Summary

A beautifully kept detached home positioned on a generous corner plot of 0.20 of an acre, within a closed road in the idyllic village of Timsbury. The accommodation is light and spacious, comprising four double bedrooms all with fitted/built in wardrobes, a four-piece family bathroom, sitting room with wood burning stove, dining room, family room, study, kitchen/breakfast room, utility room, downstairs WC, beautiful gardens, gated driveway parking for several vehicles, garage and car port.

Features

- Popular Hampshire village location
- Detached dwelling on a generous corner plot
- Approximately 2,500 sq ft of space, with spacious and light accommodation
- Four double bedrooms all with wardrobes, en-suite shower room and a four piece family bathroom
- Sitting room with a wood burner, dining room, family room and study
- Kitchen/breakfast room, utility room and ground floor WC
- Gated driveway parking, garage and car port
- Beautiful gardens, enjoying the afternoon and evening sun

EPC Rating

Energy Efficiency Rating

Current D

Potential C

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Ground Floor

The large and welcoming entrance hallway provides access to all of the main living rooms on the ground floor, there are two storage cupboards and stairs that lead to the first floor. The sitting room is a large and light room, with a pleasant double aspect, doors open to the gardens and a wood burning stove provides the focal point. The formal dining room offers space for a large dining suite and overlooks the front of the home, the family room offers many uses as a space, including play room, second sitting room or home office. A kitchen/breakfast room has been fitted with a range of storage solutions, integrated appliances include a 'Neff' double oven, 'Neff' induction hob with extractor hood over, 'Neff' dishwasher and 'Neff' microwave, there is space for table and chairs and for an 'American' style fridge/freezer. A utility room has space for a washing machine, space for a fridge, fitted storage and a door that opens to the gardens. The study offers an ideal space to work from home.

First Floor

The spacious first floor landing provides access to all four double bedrooms, the four piece family bathroom and airing cupboard. Bedroom one is a generous double room with a pleasant double aspect and the benefit of built in and fitted wardrobes. Access leads to a modern en-suite which is fitted with a white suite comprising WC, wash basin, walk in double shower and heated towel rail. Bedrooms two, three and four are all double bedrooms that benefit from built in wardrobes. The family bathroom is fitted with a four piece suite comprising WC, wash basin, enclosed shower cubicle, bath and heated towel rail.

Outside

The overall plot measures approximately 0.20 of an acre. The main garden is accessed via double doors from the sitting room, a patio area adjoins the home. enjoying the afternoon and evening sun, a large area is laid out lawn with established hedging and borders.

Parking

Gates open to the driveway which provides parking for several vehicles, there is a car port and a garage that has an up and over door, power and lighting.

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'.

Sellers Position

Looking for forward purchase

Tenure

Freehold

Age

1998

Heating

Oil fired heating

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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