Mistletoe Cottage | £1,075,000

New Road, Timsbury, Hampshire, SO51 0NL

Henshaw Fox

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New Road, Timsbury, Hampshire, SO51 0NL

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1247 SQ FT / 115.9 SQ M
(INCLUDING GARAGE)
FIRST FLOOR = 1099 SQ FT / 102.1 SQ M
ANNEXE GROUND FLOOR = 418 SQ FT / 38.8 SQ M
ANNEXE FIRST FLOOR = 265 SQ FT / 24.6 SQ M
TOTAL = 3029 SQ FT / 281.4 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1166562)

Summary

This attractive detached family residence enjoys an elevated position in the heart of the desirable Hampshire village of Timsbury. The versatile and spacious accommodation offers light and airy rooms with the hub of this lovely home being the impressive open plan kitchen, dining and living area, perfect for modern living whilst overlooking the private and mature gardens via a triple set of French doors. The four generous double bedrooms include the primary bedroom with walk in dressing room and luxury en-suite shower room. The second bedroom also boasts en-suite facilities. A useful detached annexe provides accommodation for a family member or offers scope to generate income, comprising a reception area, kitchen, shower room and double bedroom. Ample parking is available on the gravel driveway for numerous vehicles as well as the integral garage.

Features

- An impressive detached family residence
- Desirable elevated position in the heart of Timsbury
- Four double bedrooms with two en-suites
- Stylish open plan kitchen, dining and seating area
- Modern kitchen with integrated appliances & separate utility room
- Large sitting room and study
- Annexe with reception area, kitchen, shower room and bedroom
- Ample off road parking and integral garage
- Mature and private gardens with raised decking area for entertaining
- No onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential B

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Ground Floor
The solid oak front door with glazed panels floods the welcoming reception hall with light, fitted with quality tiled flooring and complementary neutral decor. There is storage space under the oak and glass staircase with a cloakroom to the left. The impressive open plan 'live in' style kitchen, dining and seating area spans the rear of the property creating a wonderful social space, perfect for modern day living, overlooking the private gardens via three set of French doors. The stylish kitchen offers a range of gloss fronted wall and base units with contrasting walnut effect work surfaces and central island with breakfast bar. Integrated appliances include an eye level oven, combination oven with warming drawer, microwave, dishwasher, electric hob with extractor over, fridge and freezer. Ample space is available for family dining with the spacious seating area, featuring a log burning stove and surround. A separate sitting room overlooks the front aspect. A study houses the gas fired boiler with inner door to the utility room providing plumbing for the white goods and access into the garage.

First Floor
The landing allows access to the part boarded loft space and serves the four double bedrooms. Bedroom one is a spacious room and boasts a walk in dressing room and luxury ensuite shower room, comprising dual head shower cubicle, vanity unit with mounted wash basin, WC and heated towel rail. Bedroom two also boasts an en-suite shower room with bedrooms three and four served by the modern family bathroom. A white suite comprises a contemporary bath, wash basin, dual head shower and WC.

Annexe
The annexe is a versatile space ether for a home office, or additional accommodation suitable for a family member. A spacious reception area overlooks the garden via glazed French doors with a fitted kitchen offering a range of wall and base units, oak effect work surface and breakfast bar. Integrated appliances include a single oven, electric hob with hood over, fridge and freezer. The entrance hall houses the stairs to the first floor and accesses the shower room with a WC and washbasin. The first floor has a fitted storage space and a double bedroom with velux window. Outside is a screened courtyard area, with lean to for additional storage.

Outside
Secure side gates access the mature and private rear garden which provides a great space to relax and entertain, enjoying a sunny aspect. A large raised patio area abuts the rear of the property overlooking the central and neatly edged lawn, set against a leafy back drop of mature trees. A timber shed offers a useful storage space.

Parking
Ample off road parking is available on the gravelled driveway for numerous vehicles with neatly trimmed hedgerows and rustic post and rail fencing to the boundaries.

Location
This picturesque and characterful village in 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, public houses and an excellent community.

Sellers position
No onward chain

Heating
Gas fired central heating

Junior 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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