



2 Redlands Drive | £1,200,000
Upper Timsbury, Romsey, Hampshire, SO51 0AG





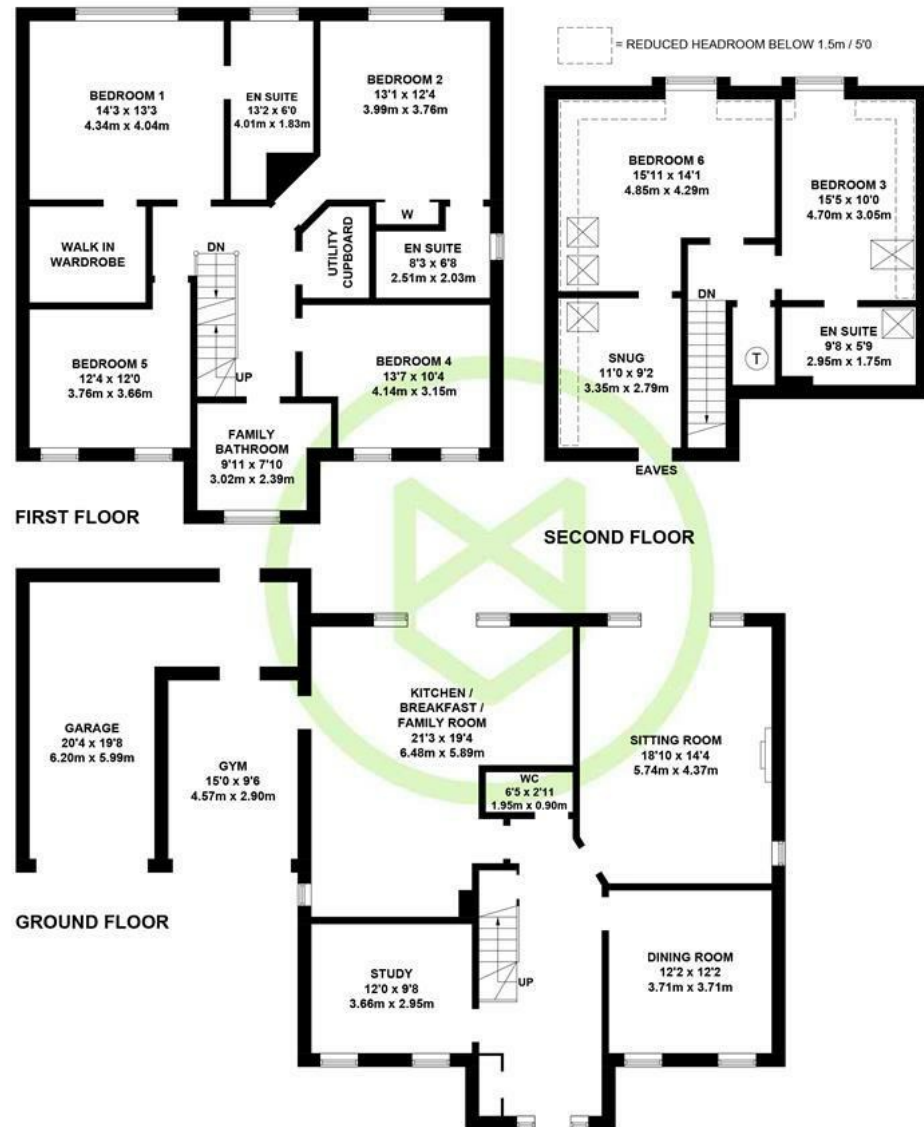
2 Redlands Drive
Upper Timsbury, Romsey, Hampshire, SO51 0AG

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Summary

One of the largest detached homes located within the exclusive Casbrook Field development in Upper Timsbury, a tranquil and rural setting where residents share direct access to 12 acres of woodland and parkland. The accommodation offers approximately 3,252 sq. ft of flexible living space set over three floors, comprising six double bedrooms, a walk in wardrobe and four piece en-suite to the principal bedroom, two further en-suites, a four piece family bathroom, sitting room, dining room, study, kitchen/breakfast/family room, home gym, large garden, garage and driveway.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1518 SQ FT / 141.0 SQ M
(INCLUDING GARAGE)
FIRST FLOOR = 1096 SQ FT / 101.8 SQ M
SECOND FLOOR = 612 SQ FT / 56.9 SQ M
TOTAL = 3226 SQ FT / 299.7 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1232863)

Features

- Exclusive development within a rural setting in Upper Timsbury, just 3.5 miles from Romsey town
- Large residents green, a boardwalk and children's play park
- Modern executive style detached home of approximately 3,252 sq ft, constructed with locally sourced Michelmersh bricks
- Principal bedroom with walk in wardrobe and four piece en-suite bathroom
- Five further double bedrooms, three with en-suite shower room
- Sitting room, dining room, study and kitchen/breakfast/family room
- Home gym, driveway parking and garage
- Generous plot and good size rear garden

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 principal reception rooms on the ground floor. At the rear of the home is the kitchen/breakfast/family room, an ideal space for both entertaining and family alike, the perfect space for modern living. The kitchen is fitted with a range of cupboards and drawers, granite worktops and a breakfast bar. Integrated appliances include an AEG coffee machine, AEG microwave, two AEG ovens, a warming drawer, AEG induction hob with extractor canopy over, a dishwasher and Rangemaster wine cooler, there is space for an American style fridge/freezer, space for table and chairs and double doors opening to the gardens. The sitting room has an open fire place as the perfect focal point, and doors opening to the rear garden. The dining room and study are located at the front of the home. A home gym is accessible from the kitchen/breakfast/family room.

First Floor

The first floor landing provides access to all first floor bedrooms, the family bathroom and to a utility cupboard which houses the washing machine and dryer. Bedroom one benefits from a walk in wardrobe and a four piece en-suite comprising WC, wash basin, bath, enclosed shower cubicle, heated towel rail, fully tiled walls and flooring. Bedroom two benefits from a built in wardrobe and has access to a stylish en-suite comprising WC, wash basin, enclosed shower cubicle, heated towel rail, tiled flooring and walls. Bedrooms four and five are both generous double rooms. The family bathroom has been refitted with a stylish four piece suite, comprising WC, wash basin, bath, enclosed shower cubicle, heated towel rail, fully tiled walls and tiled flooring.

Second Floor

On the second floor are bedroom three and bedroom six, both of which are good size double rooms. Bedroom three has access to a refitted en-suite, comprising WC, wash basin, enclosed shower cubicle, heated towel rail, fully tiled walls and floor. An additional room is accessed from bedroom six, offering many uses as a space including hobby room, home office or store room.

Outside

The rear garden enjoys a great deal of privacy, a paved area adjoins the rear of the home, part of which has a seating area underneath a pergola, the majority of the garden is laid to lawn with established hedging and trees. There is a compost area to the side of the home, and outside tap and side access leads to the driveway.

Parking

A block paved driveway leads to the garage, which has power, lighting and storage in the roof space.

Location

Redlands Drive is located within Casbrook Fields, an exclusive development located within Upper Timsbury. 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. Nearby are Mottisfont Abbey, Sir Harold Hillier Gardens and an abundance of nearby walks including the well renowned Test Way. There are communal areas for the residents to enjoy, excellent nearby schooling, nearby public houses/restaurants include 'The Malthouse, 'Duke on the Test', Bear and Ragged Staff' and Kimbridge Barn.

Age

2014

Tenure

Freehold

Estate Charge

Approximately £700 Per Annum

Heating

Gas central heating via LPG

Primary School

Awbridge Primary School

Secondary School

The Romsey School

Council Tax

Band G - Test Valley Borough Council

Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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