



The Magnolias | £1,000,000

Stockbridge Road, Timsbury, Hampshire, SO51 0NF



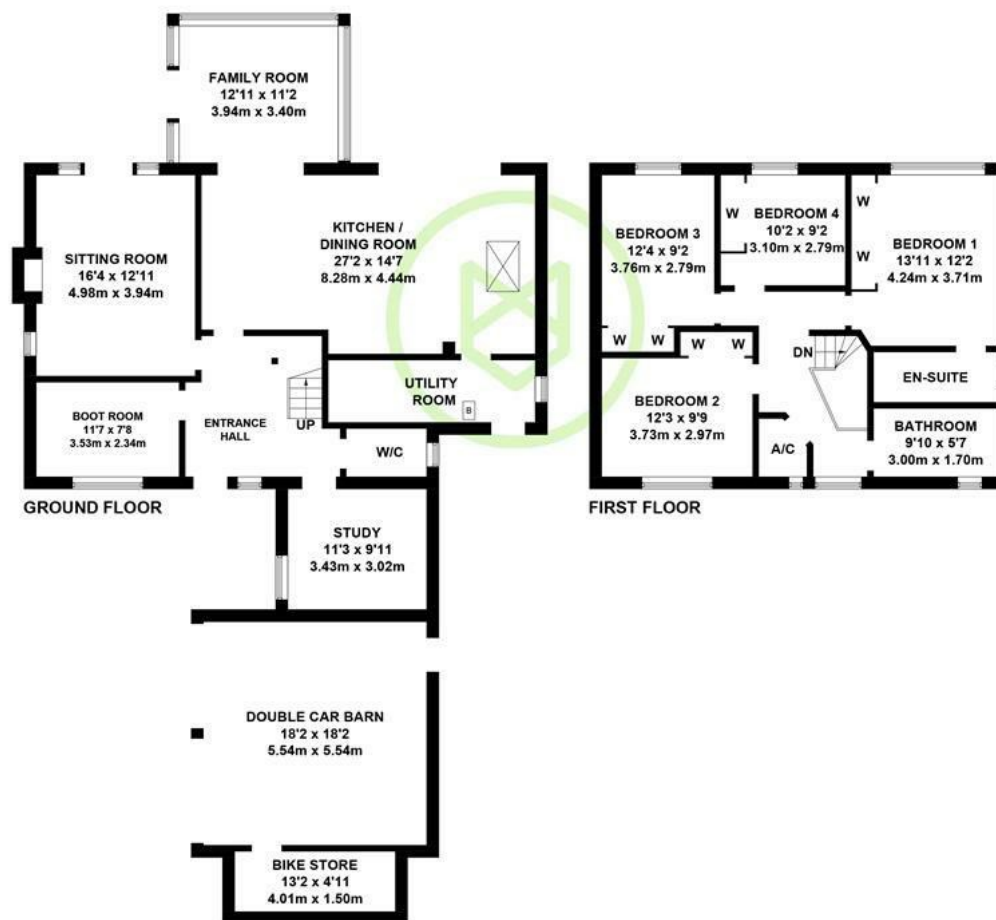




**The Magnolias**  
 Stockbridge Road, Timsbury, Hampshire, SO51 0NF

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APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1244 SQ FT / 115.6 SQ M  
 FIRST FLOOR = 795 SQ FT / 73.9 SQ M  
 OUTBUILDING = 402 SQ FT / 37.4 SQ M  
 TOTAL = 2441 SQ FT / 226.9 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1247395)

## Summary

A best in class, recently extended and beautifully finished detached home, occupying a wonderful position with a large south westerly facing garden backing onto open fields. The Magnolias offers a rare opportunity to acquire a home that is finished to the highest standard, with approximately 2,441 sq. ft of space. The home boasts four bedrooms, all with built in wardrobes and en-suite servicing bedroom one, a four-piece family bathroom, sitting room, study, boot room, a wonderful kitchen/dining/family room with bi folding doors and a vaulted ceiling, utility room, double car barn, bike store and electric gated driveway parking for several vehicles.

## Features

- A beautifully presented detached home in the village of Timsbury, Hampshire
- Backing onto open fields with a pleasant south westerly aspect, offering privacy and evening sunsets
- Underfloor heating throughout the home, air conditioning in bedroom one and the first floor landing
- Solar panels with battery to store excess energy
- Recently extended kitchen area, seamlessly blending the rest of the home with Michlemersh red brick
- Four bedrooms, all with built in wardrobes, an en-suite servicing bedroom one and a four piece family bathroom
- Sitting room, study, boot room/play room and ground floor WC
- A stunning kitchen/dining/family room, with recently fitted kitchen, a vaulted ceiling and bi-folding doors
- Driveway parking and double car barn with car charging point

## EPC Rating

Energy Efficiency Rating  
 Current  
 Potential



# The Magnolias

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## Ground Floor

Upon entering this wonderful home, the immediate quality and high standard finish stands out, access is provided to all principal rooms on the ground floor and the staircase leads to the first floor. The hub of the home is the kitchen/dining/family room, designed with modern living in mind this open plan room is a truly wonderful space for both entertaining and family alike, the perfect space for modern living. The family area features a vaulted ceiling with triple aspect views over the garden and fields behind, double doors open to the garden. The kitchen has recently been re-fitted, featuring a range of soft closing cupboards and drawers, quartzite worktops, a sink with instant hot tap, a large island with 'Neff' induction hob and 'Neff' downdraft extractor hood, double wine fridge and a breakfast bar. Other appliances include a 'Neff' oven, a 'Neff' combination microwave, a 'Neff' warming drawer and 'Neff' dishwasher, there is space for an 'American' style fridge/freezer along with plumbing for water, and a bespoke corner pantry. Bi-folding doors open to a covered outdoor terrace seamlessly blending the kitchen and outdoor space, a vaulted ceiling features a 'Velux' skylight with rain sensor and remote control opening, and a door leads to the utility room, this delightful room is finished with natural limestone flooring. The utility room houses the water softener, offers a range of storage cupboards, there is space for a washer/dryer, a door opens to the side of the home. To the front of the home is the boot room, which would offer many uses as a space, including play room, reading room or second home office. A study provides an ideal space to work from home, is fitted with shelving and desks and overlooks the front of the property. The sitting room is a cosy room, with a gas fireplace as the perfect focal point and double doors that open to the rear garden.

## First Floor

The first floor landing provides access to the four bedrooms, the family bathroom and airing cupboard. Bedroom one is a generous double room, benefiting from built in wardrobes and views of the fields behind the home. An en-suite is fitted with a wash basin, WC, enclosed double shower cubicle and heated towel rail. Bedrooms two and three are both double rooms that benefit from built in wardrobes, bedroom three overlooks the rear garden and fields behind. Bedroom four is a good size single room, also benefiting from built in wardrobes. The family bathroom is fitted with a four piece suite comprising WC, wash basin, bath, enclosed shower cubicle and heated towel rail. Air conditioning is installed in bedroom one and on the first floor landing, serving the other bedrooms.

## Outside

The south westerly facing landscaped rear garden is a particular feature of the home, offering a great deal of privacy, wonderful views and sunsets all year round. Paving adjoins the rear of the home, offering the perfect space for outdoor dining or space to relax. There is an area laid to lawn, well stocked colourful borders, established hedging and trees, outdoor power, lighting and access to the front of the home.

## Parking

An electric five bar gate opens to the block paved driveway, offering parking for several vehicles. A double car barn has power, lighting, a car charger point, loft space and a bike store.

## Solar Panels

The home is fitted with solar photovoltaic panels and a battery, excess energy is stored and diverted to the heat the home's hot water tank, the seller has informed us that their most recent annual electricity bill was approximately £400 (includes car charging).

## 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. 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.

## 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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