







Elizabethan Cottage | £1,450,000

Chapel Lane, Timsbury, Hampshire, SO51 0NW

Henshaw Fox









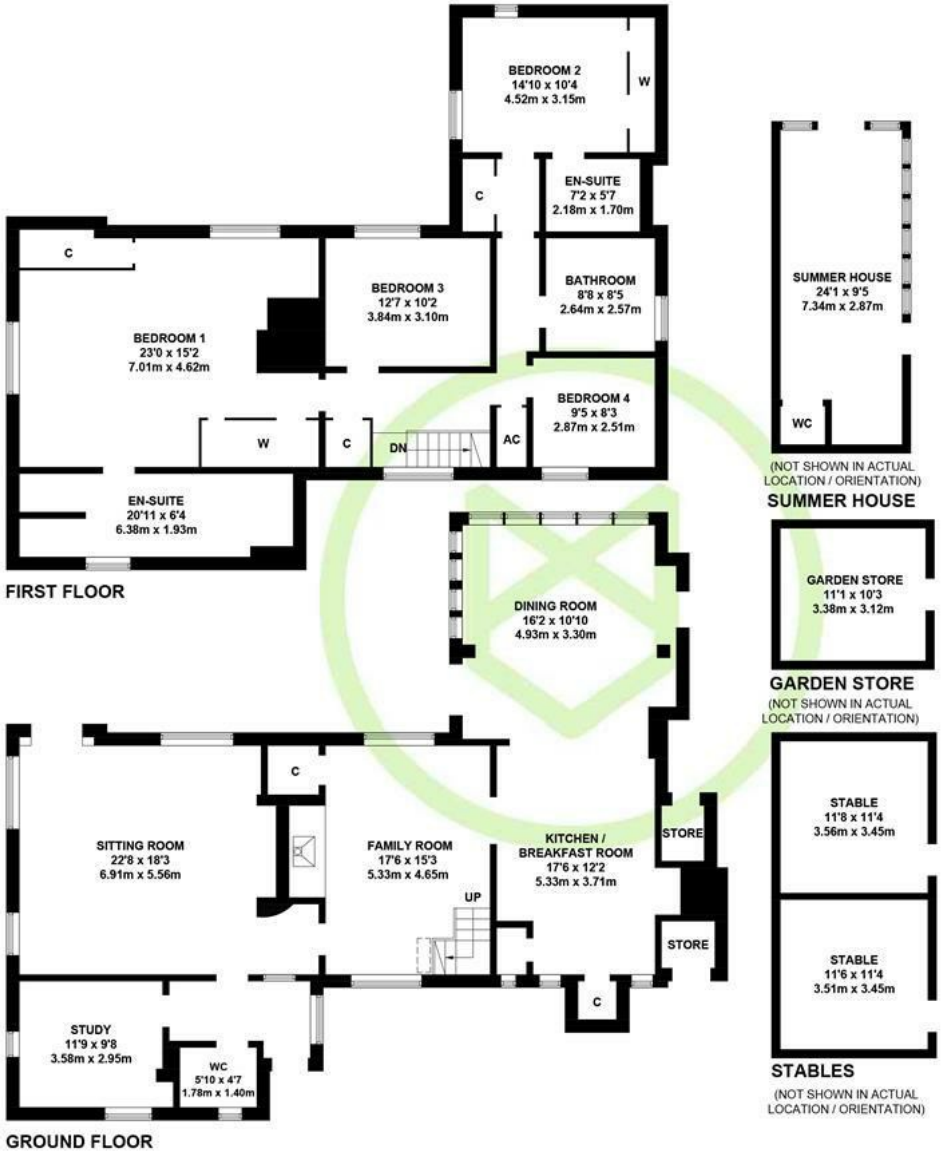




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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1355 SQ FT / 125.9 SQ M
FIRST FLOOR = 1245 SQ FT / 115.7 SQ M
OUTBUILDINGS = 635 SQ FT / 59.0 SQ M
TOTAL = 3235 SQ FT / 300.6 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1216164)

Summary

Welcome to Elizabethan Cottage – a truly exceptional residence nestled within approximately two acres of beautifully maintained gardens and paddocks. Discreetly positioned in the charming village of Timsbury, this picturesque home offers a peaceful retreat with captivating views across the Test Valley countryside. Believed to date back to the 16th century, Elizabethan Cottage masterfully combines historic charm with the comforts of modern living, making it an ideal family home. The ground floor features a spacious kitchen/breakfast room that opens into a bright dining area with floor-to-ceiling windows, a study, and a sitting room that adjoins the family room, both enjoying the warmth and character of open fireplaces. Upstairs, you will find a family bathroom and four double bedrooms. The principal bedroom boasts a luxurious four-piece en-suite, while bedroom two benefits from its own en-suite shower room. Outside, the property is surrounded by manicured gardens measuring approximately 0.70 of an acre, along with three paddocks totalling around 1.25 acres, complete with portable stables, power, and water supply—ideal for equestrian or as a small holding.

Features

- A beautiful Grade II Listed home enjoying a peaceful setting within the Test Valley countryside
- Enjoying approximately two acres, separated into 0.75 of an acre of gardens and 1.25 acres of paddocks
- Four double bedrooms, with bedroom one enjoying a four piece en-suite, further en-suite to bedroom two and a family bathroom
- Sitting room, study, family room and stunning kitchen/breakfast room opening into dining room
- A wealth of charm and character, with exposed beams and inglenook fireplaces
- Outbuildings comprising garden room, wood store, garden sheds and portable stables
- Heated swimming pool and hot tub
- Planning permission passed for double car barn with room above

EPC Rating

Energy Efficiency Rating
Current N/A
Potential N/A

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Ground Floor
Upon entering Elizabethan Cottage, the character and charm of this remarkable home are immediately evident. The welcoming hallway leads to a ground floor WC and a study—a perfect space for working from home in peace and privacy. The sitting room is both spacious and cosy, enjoying a lovely dual aspect over the gardens and centred around a stunning traditional inglenook fireplace, creating a warm and inviting atmosphere. Adjoining this is the family room, a versatile space ideal as a reading nook, second lounge, or playroom, enhanced by a further inglenook fireplace. At the heart of the home is the impressive kitchen/breakfast room, which flows seamlessly into the dining area—a wonderful space for both everyday family living and entertaining guests. Featuring underfloor heating, this area is beautifully designed for modern lifestyles. The bespoke Searle and Taylor kitchen is thoughtfully fitted with a range of soft-closing cupboards and drawers, Silestone worktops, a double Butler sink, walk-in pantry, and a central island with built-in wine rack. High-end appliances include a Bosch dishwasher, microwave, full-length Liebherr fridge and freezer, and a Mercury range oven with six-ring gas hob and extractor canopy. The dining area is bathed in natural light thanks to floor-to-ceiling windows and double doors that open directly onto the gardens, blending indoor and outdoor living with ease.

First Floor
The first-floor landing provides access to four well-proportioned double bedrooms, the family bathroom, as well as a utility cupboard, airing cupboard, and an additional storage cupboard. The principal bedroom is a generous double room, enjoying a delightful dual aspect with views over the gardens. It features built-in wardrobes, eaves storage, and is complemented by a luxurious en-suite with a four-piece suite, including a WC, wash basin, freestanding bath, and a large double shower cubicle. Bedroom two also benefits from built-in storage and its own en-suite shower room, making it ideal for guests or older children. Bedrooms three and four are both comfortable double rooms, offering flexibility for family, guests, or additional home office space. The family bathroom is fitted with a stylish suite comprising a WC, wash basin, and bathtub, completing the well-appointed upper floor.

Gardens
The outside space is a true highlight of Elizabethan Cottage, comprising beautifully maintained gardens and three paddocks, together extending to approximately 2 acres. The main garden, which enjoys a southerly aspect, offers breath taking views across the Test Valley countryside. A spacious terrace adjoins the rear of the home and wraps around to the side, providing the perfect spot for outdoor dining and entertaining. Thoughtfully designed for both relaxation and recreation, the garden features a heated swimming pool, a fish pond, a hot tub inset into larch sleepers with solid concrete form for support, raised flower beds and recessed lighting. The majority of the space is laid to lawn, interspersed with well-stocked flowerbeds, mature trees, and established hedging, creating a private and peaceful setting. In the evenings, a professionally installed lighting system transforms the garden into a tranquil and elegant sanctuary, ideal for al fresco dining or quiet reflection. The rear garden has been fenced to ensure dogs are enclosed. A further gate provides access to a public footpath, allowing for scenic countryside walks right from your doorstep. To the front of the property, the immaculately maintained garden creates a charming first impression. It features well-stocked, colourful borders, neatly clipped hedging, and a selection of established trees, offering both curb appeal and a welcoming approach to the home.

Paddocks
Gated access leads to an additional area of approximately 1.25 acres, divided into three paddocks. This area is equipped with power, lighting, portable stables, and recently added fencing around the whole boundary, making it perfectly suited for equestrian or smallholding use.

Outbuildings
A charming garden room/summer house sits within the grounds, enjoying picturesque views of the garden through floor-to-ceiling windows. Recently re-cladded, this room has underfloor heating and is a versatile space offering numerous potential uses, including a home gym, guest accommodation, or hobby room. It features a fitted kitchenette, a WC, and a mezzanine level, making it a fully functional and self-contained retreat within the garden. In addition there are garden sheds, a wood store and stables within the paddocks.

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 'Duke on the Test', Bear and Ragged Staff' and Kimbridge Barn.

Parking
A large circular driveway with gravel grids extends to the side of the property providing extensive parking and turning, there is a car charger (not yet connected).

Planning Permission
Planning permission has been passed for erection of a double car barn with room above. For more information visit The Test Valley Planning Portal, using reference: TVS.04543/1

Anti Money Laundering
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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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