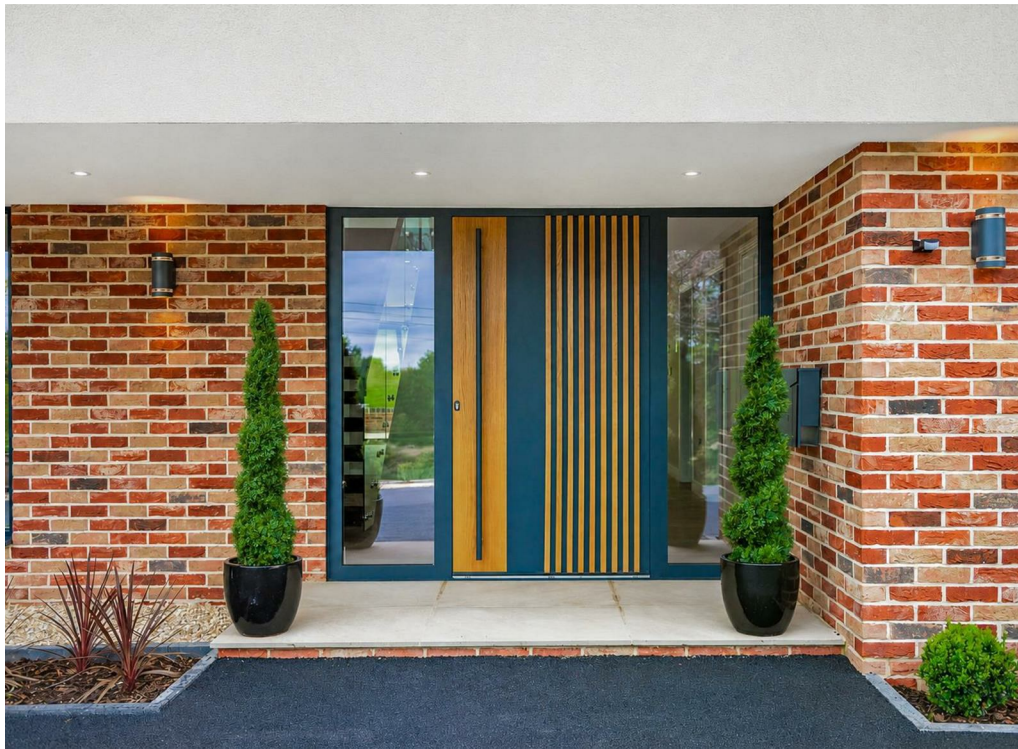




Elmwood Hill View Road | £1,675,000
Michelmersh, SO51 0NN





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Summary

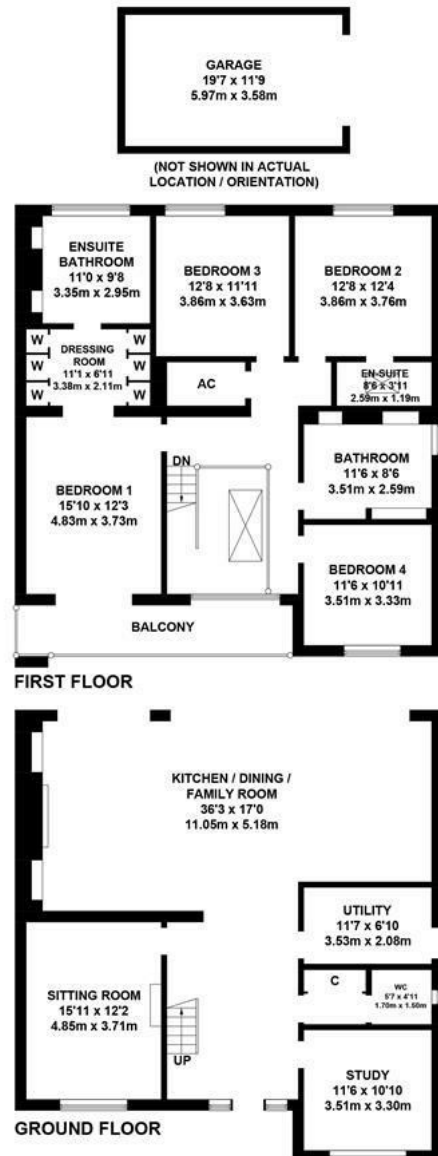
An exceptional light filled and energy efficient home, thoughtfully designed with modern living in mind, whilst offering functionality, modern elegance and comfort. Elmwood offers a rare opportunity to acquire a property that is finished to the highest standard, with approximately 2,800 sq. ft of space, large gardens and breath-taking countryside views. The home boasts four double bedrooms, with two bedrooms benefiting from en-suite facilities, and a beautiful four-piece bathroom servicing the remaining bedrooms. The ground floor features a wonderful kitchen/dining/family room, sitting room, study/home office, utility room and ground floor WC. The overall plot measures approximately 0.40 of an acre, there is driveway parking for several vehicles and a detached garage.

Features

- An exceptional contemporary residence, located within the Test Valley village of Michelmersh
- Energy efficient, with solar panels, an air source heat pump, a ventilation and heat recovery system and ,Sunamp, system
- 10 Year structural warranty
- Cat 6 TV points, a Bluetooth speaker system, touch screen light switches and wireless access points
- Underfloor heating to the ground floor with option to be controlled via a smart phone
- Fully fitted EWE Kitchen, with integrated appliances and mood lighting
- A luxurious four piece-bathroom and four-piece en-suite to bedroom one, as well as en-suite shower room to bedroom two
- Available for immediate occupancy
- What3Words Location [///lace.differ.hilltop](https://www.what3words.com/#!/place.differ.hilltop)

EPC Rating

Energy Efficiency Rating
Current B
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1289 SQ FT / 119.8 SQ M
FIRST FLOOR = 1289 SQ FT / 119.8 SQ M
GARAGE = 230 SQ FT / 21.4 SQ M
TOTAL = 2808 SQ FT / 261.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1312440)

Elmwood, Hill View Road, Michelmersh, SO51 0NN

Accommodation

Accommodation

Upon entering this wonderful home, the immediate quality and high standard finish stand out. The entrance hallway features a double height ceiling with a galleried landing, and leads into into the show piece of the home, the kitchen/dining/family room. This room has been designed with modern living in mind, a truly wonderful space for both entertaining and family alike. The 'EWE' kitchen is fitted with a range of soft closing storage units and drawers, with mood lighting, hidden bin areas and a central island with concealed power sockets. Integrated appliances include a 'Neff' combi oven and microwave, a 'Neff' slide and hide oven with 'Neff' warming drawer under, a 'Neff' dishwasher, 'mQuvee' wine fridge, full-length fridge and full-length freezer. The dining area provides ample space for a dining suite and opens into the family area which features a media wall, with mood lighting, decorative storage areas, provision for a television and a remotely controlled 'New Forest' log effect fireplace from 'British Fires'. Three sets of aluminium siding doors open out to the rear terrace and provides views of the rear garden. At the front of the home, the sitting room is cosy space, with a large window and a remotely controlled fireplace as the centre piece of the room. The study/home office offers many uses as a room, including a playroom or reading room. Completing the ground floor is a utility room, with fitted storage and space for appliances, an inner hallway has built in storage and leads into the ground floor WC, fitted with a white suite and stylish tiling.

The floating staircase rises to the galleried landing, with an adjoining 'Muratto' Cork feature wall, a beautiful wall covering that is 100% natural and sustainable. A skylight floods the space with light and a large floor to ceiling window enjoys views to the front of the home. Bedroom one is fitted with a floor to ceiling upholstered headboard with feature lighting and reading lamps either side, designed to provide space for a super king-size bed. Sliding doors open to a balcony, which has space for seating and enjoys views of the Test Valley countryside and further into Michelmersh village, an electric supply is provided for electric curtains to be fitted. A dressing area features two sets of built in wardrobes, a door opens to the luxurious en-suite, fitted with a four-piece suite comprising a 'Grohe Vortex' WC, a matte freestanding bath, a walk in shower, and double wash basin with wall hung vanity unit, finished with 'Porcelanosa' tiled walls and flooring. Mood lighting provides a sense of relaxation and a large privacy glass window overlooks the garden, with provision added for an electric blind to be fitted. Bedrooms two, three and four are all generously sized rooms, bedroom two benefits from access to a stylish en-suite shower room. The family bathroom is fitted with a free-standing bath with shower attachment, a wash basin with storage and fitted vanity unit, a walk in rain shower with hand held shower attachment, finished with 'Porcelanosa' tiles to the walls and flooring, with bespoke shelving areas with lighting.

Outside

The large rear garden overlooks woodland to the rear and offers a great deal of privacy. A terrace adjoins the rear of the home, an ideal space for outdoor dining and relaxing. Access leads to the front of the home via both sides, there is outside power, lighting to the front and side, and an outdoor tap.

Parking

A driveway leads to the front of the home and provides parking for several vehicles, as well as further parking in front of the garage. The garage features a green roof, power, lighting, a 'Hormann' electric door and provision for a car charger.

Location

The picturesque and characterful village of Michelmersh, 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 'Duke on the Test', 'Kimbridge Barn' and 'Bear and Ragged Staff'.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

Available for immediate occupancy

Tenure

Freehold

Heating

Air source heat pump and solar panels

Council Tax

Band F - Test Valley Borough Council

Agents Note

Some images may contain AI generated furniture

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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