



Hillrise New Road | £1,100,000
Timsbury, Hampshire, SO51 0NL





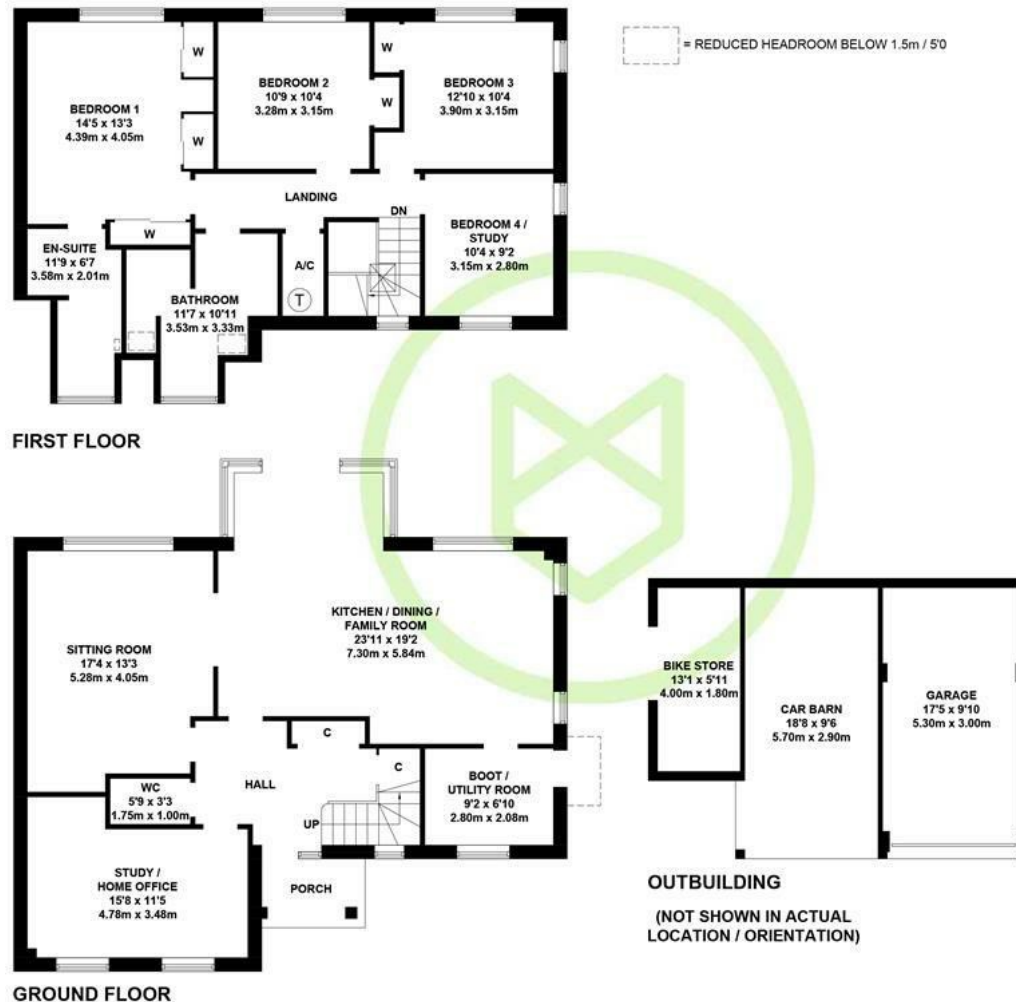
Hillrise New Road
Timsbury, Hampshire, SO51 0NL

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Summary

An exceptional newly built home, occupying a wonderful position with a private garden overlooking fields, near to countryside walks local amenities. Available for immediate occupancy, Hillrise offers a rare opportunity to acquire a brand new home that has been finished to the highest quality. The ground floor has a fully integrated kitchen/dining/family room, sitting room, study/media room and utility room. The first floor has four bedrooms, a luxurious en-suite and four piece family bathroom. Outside are pleasant gardens, gated driveway parking and a garage with car barn.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 975 SQ FT / 90.6 SQ M
FIRST FLOOR = 847 SQ FT / 78.7 SQ M
OUTBUILDING = 249 SQ FT / 23.1 SQ M
TOTAL = 2071 SQ FT / 192.4 SQ M
(EXCLUDING CAR BARN)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1177279)

Features

- A newly built detached home, located within the village of Timsbury, Hampshire
- Designed by well renowned local architect, a traditional build with careful detailing
- Four bedrooms, en-suite to the principal bedroom and further bathroom
- Sitting room, study/media room, and kitchen/dining/family room opening to the rear garden
- Driveway parking with garage and car barn
- Gardens overlooking open fields
- Solar panels on rear roof
- Available for immediate occupancy

EPC Rating

Energy Efficiency Rating
Current A
Potential A

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Ground Floor

The welcoming entrance hallway immediately sets the tone for this wonderful new home, stairs lead to the first floor, access leads to the kitchen/dining/family room, the sitting room, study/media room and ground floor WC. The stylish kitchen is fitted with soft closing cupboards and drawers, integrated appliances include a dishwasher, induction hob with extractor canopy over, 'Neff' slide and hide oven, 'Neff' combi oven/microwave and fridge/freezer. The dining area has ample space for the dining suite and views over the rear garden via doors that open to the rear terrace. The sitting room has a large window overlooking the rear garden, the study/media room would make an ideal second sitting room, or a pleasant space to work from home. The utility room has storage and plumbing for the washing machine, a door opens to the side of the home. The ground floor is heated underfloor.

First Floor

The landing provides access to the four bedrooms, the family bathroom, airing cupboard and loft space. All four bedrooms are double rooms, bedroom four is a good size single room but would serve well as a study/home office. An en-suite serves bedroom one and is fitted with a white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail. The family bathroom is fitted with a four-piece white suite comprising WC, wash basin, bath, enclosed shower cubicle and heated towel rail.

Outside

The large rear garden has a pleasant aspect and overlooks fields to the rear, offering a great deal of privacy. Paving adjoins the rear of the home, an ideal space for outdoor dining or relaxing, steps lead to the lawn area with enclosed with fencing. Side access leads to the front of the home.

Parking

Gates open to the driveway, offering parking for several vehicles. The garage has an electric door and lighting, along side is an open car barn, and further store ideal for bicycles.

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.

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.

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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