



Henshaw Fox

Oak Tree House | £1,950,000
Yew Tree Lane, Michelmersh, Hampshire, SO51 0NQ



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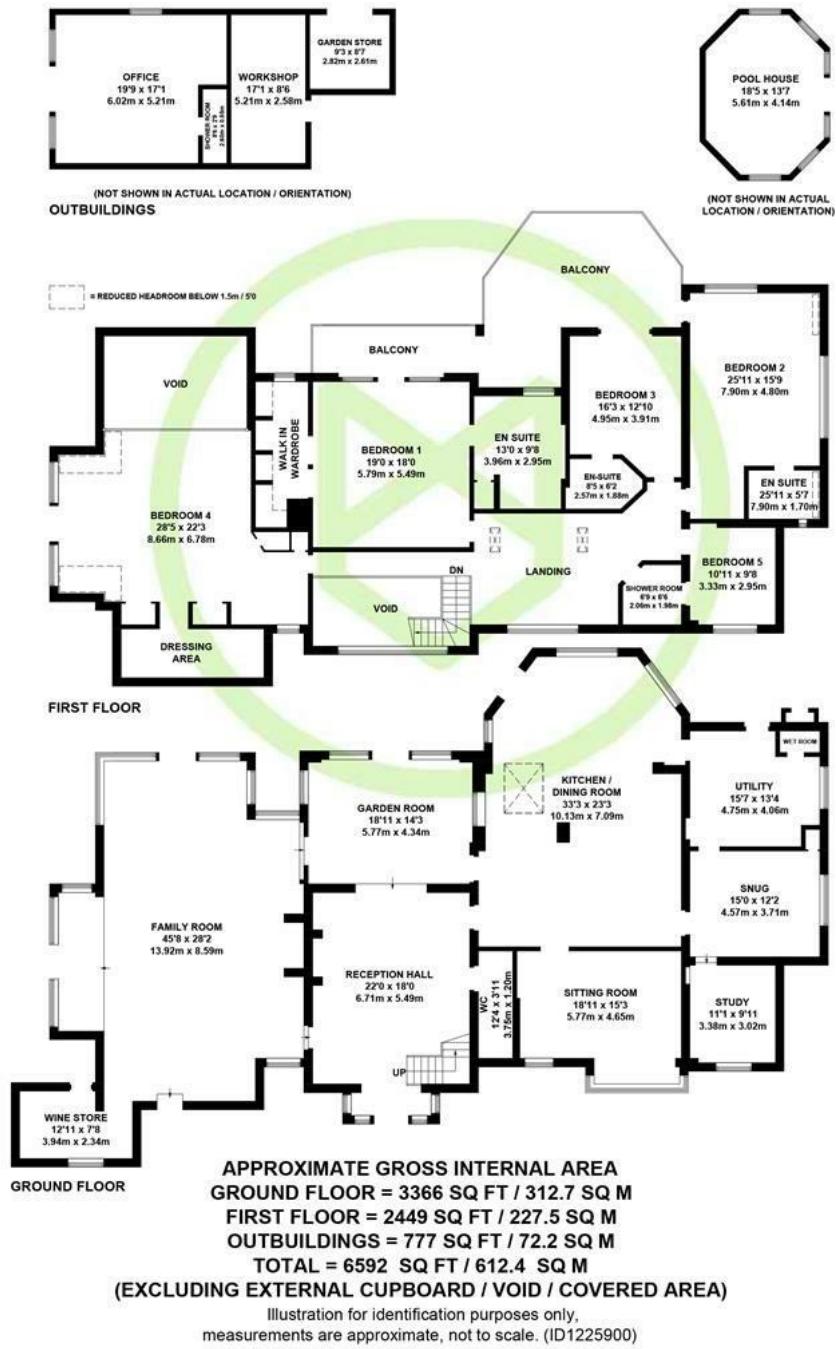


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Yew Tree Lane, Michelmersh, Hampshire, SO51 0NQ

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Summary

An exceptional family home located within a peaceful and idyllic setting, on an elevated position with spectacular views of the Test Valley countryside, offering 5,815 Sq. Ft of space and immaculately kept grounds of approximately 1.30 acres. The home enjoys light and generous space comprising five double bedrooms, four of which have access to an en-suite, with the principal bedroom enjoying a walk in wardrobe and westerly facing balcony. The living space boasts a sitting room, garden room, family room, snug, study, open plan kitchen/dining room, utility room, ground floor shower room and wine store. Outside the beautiful gardens are surrounded by countryside, outbuildings include a home office, workshop and garden sheds. The home is sold with no forward chain.

Features

- An exceptional family home located in the idyllic setting of Michelmersh, Hampshire
- Offering approximately 5,815 Sq. Ft of space and 1.30 acres of beautifully kept gardens
- Potential for ancillary accommodation or self contained annexe
- Exceptional views of the Test Valley countryside to the rear of the home
- Five double bedrooms, four of which are served with en-suites
- Sitting room, family room, study, snug, kitchen/dining room, utility and garden room
- A variety of outbuildings, home office, two gardens sheds and a pool house
- No forward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor

Upon entering this exceptional home, the spacious and contemporary design immediately impresses. The grand reception hall sets the tone, leading immediately into the garden room, which offers striking views over the gardens and surrounding Test Valley countryside. The family room is a superb space, ideal for both entertaining and everyday living. Two sets of floor-to-ceiling windows with double doors flood the room with natural light, while a wood-burning stove provides a warm and inviting focal point. The kitchen/dining room is beautifully appointed, featuring a large bay window with westerly views and a central island—perfect for informal dining or entertaining. The bespoke kitchen is fitted with a range of storage options, granite worktops, and a stainless steel sink. High-specification appliances include a Siemens oven, a chest-level Wolf double oven, and a Wolf hob, there is also space for a dishwasher and a fridge/freezer. A door leads through to the utility room, which offers additional storage, a butler sink, space for appliances, and access to a ground floor wet room, with WC, wash basin and shower. The sitting room is a cosy and elegant space, featuring a bay window that overlooks the front of the property. In addition, a snug offers a versatile area that could serve as a second sitting room, reading nook, or games room. A dedicated study completes the ground floor, providing an ideal environment for working from home, these rooms could be utilised as a self contained annexe.

First Floor

The light and spacious galleried landing leads to five generously proportioned double bedrooms, four of which benefit from en-suite facilities, and a family shower room. Bedroom one is an impressive principal suite, featuring a vaulted ceiling, air conditioning, and doors opening onto a large balcony. The suite also benefits from a walk in wardrobe and a luxurious four-piece en-suite bathroom, fitted with a white suite comprising WC, two wash basins, bath, enclosed shower cubicle and a heated towel rail. Bedrooms two and three are both double rooms, each with access to a shared balcony and stylish modern en-suite facilities. Bedroom four enjoys a double aspect, allowing for an abundance of natural light, and features a mezzanine level overlooking the family room below. Bedroom five is another well-sized double room, served by a contemporary 'Jack and Jill' en-suite shower room, offering versatility and convenience.

Parking

The home is approached through a private gated driveway, which provides parking for several vehicles.

Outside

The gardens and grounds are truly exceptional, offering a peaceful and private setting with far-reaching westerly views from the property and its terraces, extending to approximately 1.30 acres in total. The grounds feature an ornamental pond with bridge across and pathway to the front door. A terrace adjoins the rear of the home and a picket fence encloses the swimming pool area, that is not currently operational, but offers a fantastic opportunity for restoration.

Outbuildings

Complementing the grounds are a range of useful outbuildings, including a pool house, a home office with kitchenette and shower room, a workshop, and two garden stores.

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.

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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