







Hill Farm Barn | £875,000

Rudd Lane, Upper Timsbury, Hampshire, SO51 0NU

Henshaw Fox









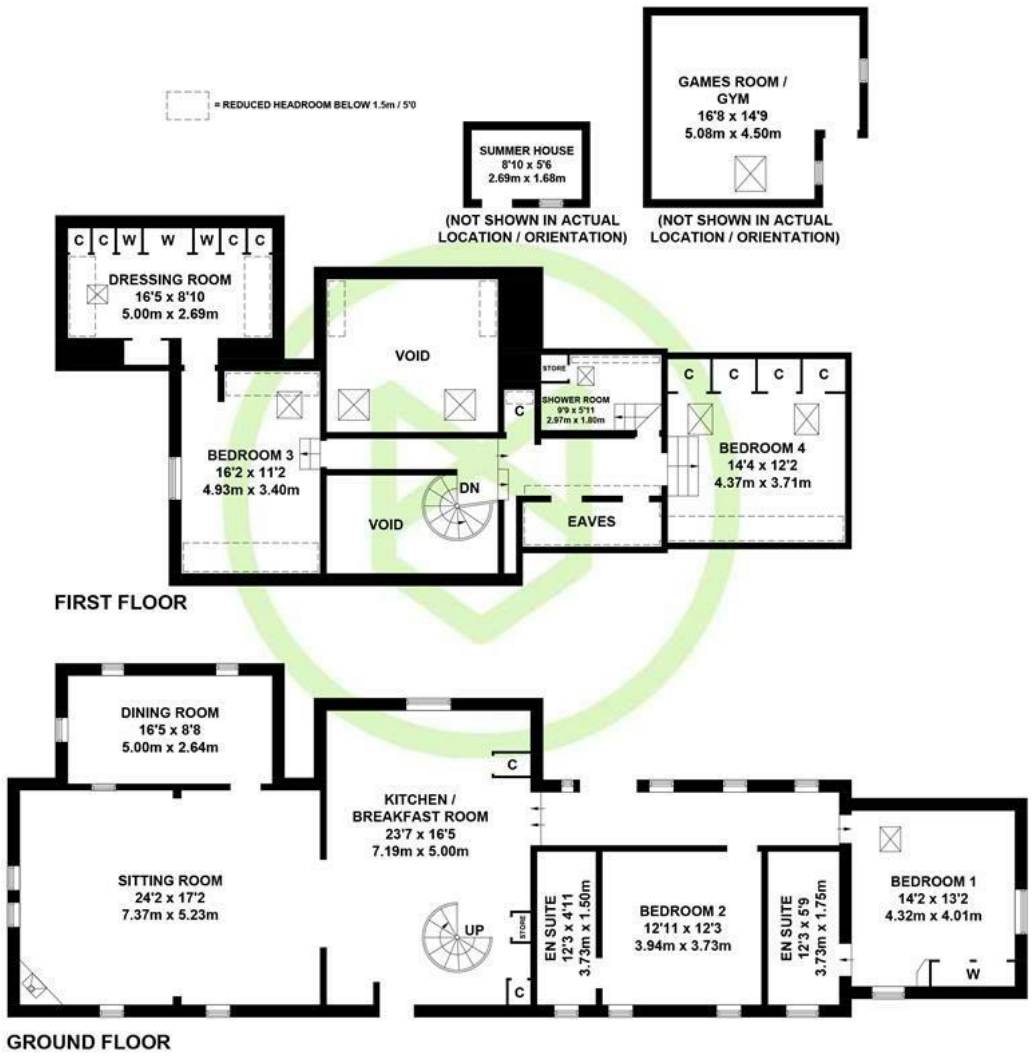




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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1583 SQ FT / 147.1 SQ M
FIRST FLOOR = 824 SQ FT / 76.6 SQ M
OUTBUILDINGS = 277 SQ FT / 25.7 SQ M
TOTAL = 2684 SQ FT / 249.4 SQ M
(INCLUDING EAVES & EXCLUDING VOID)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1327628)

Summary

A quintessential home elegantly converted from a Georgian barn in the early 1990s, located within a quiet countryside setting in Upper Timsbury. Four versatile bedrooms are served by two en-suites and a family shower room, while there is a large open kitchen/breakfast room and sitting room featuring a wood burning stove and vaulted ceiling. Additionally, there is a further reception room, summerhouse and useful outbuilding as well as a driveway for multiple vehicles and attractive rear garden.

Features

- Stunning Georgian barn conversion in a quiet countryside location in Upper Timsbury
- Four bedrooms, two en-suites and a family shower room
- A wealth of charm and character with features including oak flooring and exposed beams
- Two spacious reception rooms with sitting room including a wood burning stove and a vaulted ceiling
- Attractive galleried landing overlooking the kitchen/breakfast room
- Useful and flexible outbuilding and summerhouse
- Pleasant rear garden with secluded seating areas
- Driveway parking

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
The front door opens into stunning open area which links the living space on one side, and sleeping accommodation on the other, as well as stairs that lead to the first floor. This welcoming space allows room to greet guests and store coats and shoes. Flowing into the kitchen, showing off beautiful high ceilings and exposed beams, there is a fitted breakfast bar and ample worktop space as well as an abundance of storage cupboards and drawers. There is space for a tall standing fridge/freezer, integrated washing machine and dishwasher. Furthermore, there is space for a multifuel 'Range Master' oven with extractor canopy over. A quite stunning sitting room opens from the kitchen area, where there is space for a dining table and chairs as well as a living room suite. Benefitting from a double aspect and boasting a wood burning stove, vaulted ceiling and a wealth of charm, this wonderful space lends itself perfectly to entertaining. Another reception room leading from here could be easily adapted as a study or play room. A hallway has double doors leading out to the patio section of the rear garden and gives access to two ground floor double bedrooms. The first bedroom is served by an newly fitted en-suite shower room, which benefits from underfloor heating. The principal bedroom is a substantial double room with vaulted ceiling and 'Velux' window. Featuring yet more classic features such as traditional ledge and brace doors, and benefitting from another en-suite facility which benefits from underfloor heating and includes a double wash basin, WC and a roll top bath.

First Floor
An oak tread spiral staircase from the entrance area leads to a stunning galleried landing. Floods of light from 'Velux' windows illuminate the landing as well as the space below, which links together a shower room, and two bedrooms. To the left a double bedroom is accessed from the spacious landing area, this pleasant room leads to another room, offering many uses as a space and currently used as a dressing room with fitted storage. To the right of the landing is a final double bedroom, which benefits from air conditioning and fitted storage. The modern family shower room serves both upstairs rooms, with a white suite comprising WC, wash hand basin and an enclosed shower cubicle.

Outside
The front garden is filled with colourful borders, with a short path leading from the gated picket fence to the front door. Another gate offers access into the rear garden through an established hedgerow. A useful outbuilding is connected to power and lighting and although currently arranged as a games room, could be adapted for use as an outside office or gym. Leading out from double doors, a terrace adjoins the back of the home and makes for a sociable seating area. A few small steps lead up to a path that links the gated access, and a large section is laid to lawn with a mixture of fenced borders and mature hedgerows. A secluded decked area has a summerhouse, also connected to power and light, with space for a hot tub, all proving to be an idyllic setting to enjoy a summer's evening.

Parking
A driveway is positioned to the right hand side of the property, with direct access to the rear garden and the outbuilding. This area is laid to shingle and there is space for multiple vehicles.

Outside
Rudd Lane is a quiet country road located within Upper Timsbury. This picturesque and characterful village in 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, public houses and an excellent community.

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.

Sellers Position
Looking for forward purchase

Tenure
Freehold

Heating
Oil fired heating

Primary School
Awbridge Primary School

Secondary School
Romsey School

Council Tax
Band G - Test Valley Borough Council

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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