



 Henshaw Fox

4 Waterworks Cottages | £550,000
New Road, Timsbury, Hampshire, SO51 0NL



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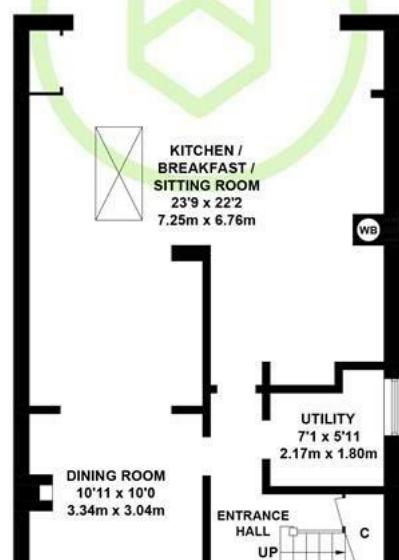
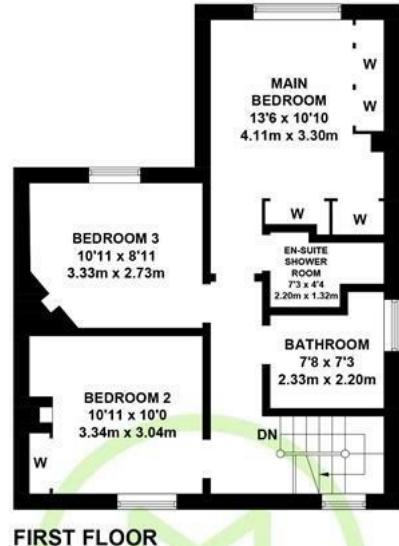
4 Waterworks Cottages
New Road, Timsbury, Hampshire, SO51 0NL

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Summary

This charming village cottage seamlessly blends traditional character with contemporary living. A stunning ground floor extension has transformed the home, creating a spacious open-plan kitchen, dining, and living area that's bathed in natural light, thanks to a roof lantern and wide bi-folding doors across the rear elevation. Dating back to the turn of the century, the property retains beautiful period features, including high ceilings, sash-style windows, and feature fireplaces, while offering modern comforts throughout. The accommodation includes a practical utility/cloakroom, a family bathroom and three generously sized double bedrooms, the principal bedroom benefitting from its own en-suite. Outside, the rear garden is beautifully maintained, with a large patio, lawned area and a garden shed, while the front of the property provides off-road parking for two vehicles. Despite its peaceful rural setting, the cottage is conveniently located within easy reach of Romsey town centre and is ideally positioned for commuters, with excellent local schools catering to all age groups.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 780 SQ FT / 72.5 SQ M
FIRST FLOOR = 555 SQ FT / 51.6 SQ M
TOTAL = 1335 SQ FT / 124.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1223647)

Features

- Charming semi-detached cottage
- Well treated gardens with views across adjoining farmland
- Stunning open plan kitchen/living area with light lantern and bi-folding doors
- Cosy sitting room with wood burning stove
- Positioned on a desirable road in the sought after Village of Timsbury
- Driveway parking for two vehicles

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Ground Floor

The entrance hall provides access to the staircase and a useful under stairs storage cupboard. The heart of the home is the impressive, spacious open-plan kitchen, dining and living area, featuring a stylish combination of wooden and gloss base and tall units. The space is filled with natural light from a central lantern and full-width bi-folding doors fitted with remote-controlled blinds. The kitchen boasts a large island breakfast bar and generous work surfaces, complemented by high-quality tiled flooring. Provision is made for a range of appliances, with dedicated plumbing and electrical points thoughtfully positioned for convenience. The kitchen flows seamlessly into the inviting lounge, which features a wood-burning stove set on a matt black slate hearth, alongside a dining area with an attractive open fireplace and engineered wood flooring. A practical utility and cloakroom completes the layout, offering additional storage, space and plumbing for laundry appliances and a convenient WC.

First Floor

The first floor hosts three well-sized principal bedrooms, two with built-in wardrobes. The master enjoys open countryside views to the rear and features a modern en-suite shower room. A contemporary family bathroom completes the layout, fitted with a P-shaped bath and power shower, pedestal basin and low-level WC.

Outside

The rear garden is neatly landscaped, featuring a generous patio terrace adjoining the property. Railway sleepers retain a well-maintained lawn, with a flower bed to one side and mature shrubs at the far end. A large timber shed provides useful storage and the garden enjoys open views across neighbouring farmland, creating a peaceful and private outlook. There is also a side pedestrian gate allowing access to the front of the home.

Parking

Driveway parking to the front for two vehicles

Location

Timsbury is a quiet village located close to Timsbury to the north of Romsey. The village is positioned with excellent road links to Romsey and Stockbridge as well as providing direct access to open country including peaceful River Test walks and leisure pursuits, fantastic local schooling and various local amenities. The historic market town of Romsey is within 5 miles providing a comprehensive range of retail, leisure and educational establishments and Stockbridge with its quaint high street, local shops and restaurants. Rail services from Romsey provide a useful link to Southampton, Eastleigh and Salisbury.

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.

Tenure

Freehold

Sellers Position

Buying on

Age

Constructed in 1903

Heating

Mains gas

Drainage

Mains

Council Tax

Test Valley - Band E

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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