



**Beechwood | £750,000**  
Stockbridge Road, Timsbury, Hampshire, SO51 0NF

 **Henshaw Fox**



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## Summary

A beautifully presented family home of approximately 2,063 sq. ft, situated in the popular village of Timsbury. This spacious and light-filled property enjoys a large westerly-facing rear garden backing onto open fields. The accommodation includes four double bedrooms, an en-suite to the principal bedroom, a four-piece family bathroom, a bright sitting room with doors opening to the garden, a separate dining room, modern kitchen and a generous entrance hall. Additional features include a ground floor WC, double garage, driveway parking and a 0.20 acre plot.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1236 SQ FT / 114.8 SQ M  
FIRST FLOOR = 827 SQ FT / 76.8 SQ M  
TOTAL = 2063 SQ FT / 191.6 SQ M  
(INCLUDING DOUBLE GARAGE)  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1231164)

## Features

- Detached family residence offering approximately 2,063 sq. ft of space
- An idyllic setting within the popular village of Timsbury, Hampshire
- Four double bedrooms, en-suite to bedroom one and a four piece family bathroom
- Sitting room, dining room and modern kitchen
- Westerly facing rear garden backing onto open fields
- Driveway providing parking for several vehicles and detached double garage
- A short drive into Romsey town centre

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential D

# Beechwood

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## Ground Floor

The front door opens into a large porch, which provides access to the hallway, the double garage, and side access. The generous and welcoming entrance hall features a double cupboard housing the boiler, additional understairs storage, and access to the ground floor WC. The modern kitchen is fitted with an extensive range of cupboards and drawers, and comes equipped with quality appliances, including a Bosch chest-level double oven, Miele induction hob with extractor canopy above, washing machine, and fridge/freezer. A water softener is also installed, and a side door provides convenient access to the external side access. Positioned at the rear of the home, the sitting room is a wonderfully light and inviting space, centred around an open fireplace, with doors opening directly to the garden. Double doors lead through to the dining room, which comfortably accommodates a full dining suite.

## First Floor

The first-floor landing is bright and airy, providing access to four double bedrooms, the loft space, and a double airing cupboard. The principal bedroom enjoys views over the rear garden and open fields beyond. It features a built-in wardrobe and a stylish en-suite comprising a WC, wash basin, enclosed shower cubicle, heated towel rail, and fully tiled walls and flooring. Bedrooms two, three, and four are all generously proportioned doubles, each with built-in storage. Bedroom four would serve well as a study/home office. The modern family bathroom is fitted with a white suite, comprising bath with shower attachment, enclosed shower cubicle, WC, wash basin, heated towel rail, tiled walls and flooring.

## Outside

The private, westerly facing garden of Beechwood is a particular feature of the home, benefiting from open fields to the rear and enjoying the afternoon and evening sunshine. The garden is mainly laid to lawn with established hedging, trees and well stocked borders, a paved area adjoins the rear of the home and a remote controlled awning sits above the sitting room doors. Gated side access leads to the front of the property via both sides of the home, there is an outside tap and outside power.

## Parking

Blocked paved driveway parking provides parking for several vehicles, a double garage has power, lighting, storage in the eaves and a door opening to the side access.

## 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.

## Sellers Position

Looking for forward purchase

## Tenure

Freehold

## Age

1980s

## Heating

Oil fired central heating

## Primary School

Awbridge Primary School

## Secondary School

The Romsey School

## Council Tax

Band F - 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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