



The Old Pond House | £1,750,000  
Rudd Lane, Upper Timsbury, Hampshire SO51 0NU



# The Old Pond House

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# Summary

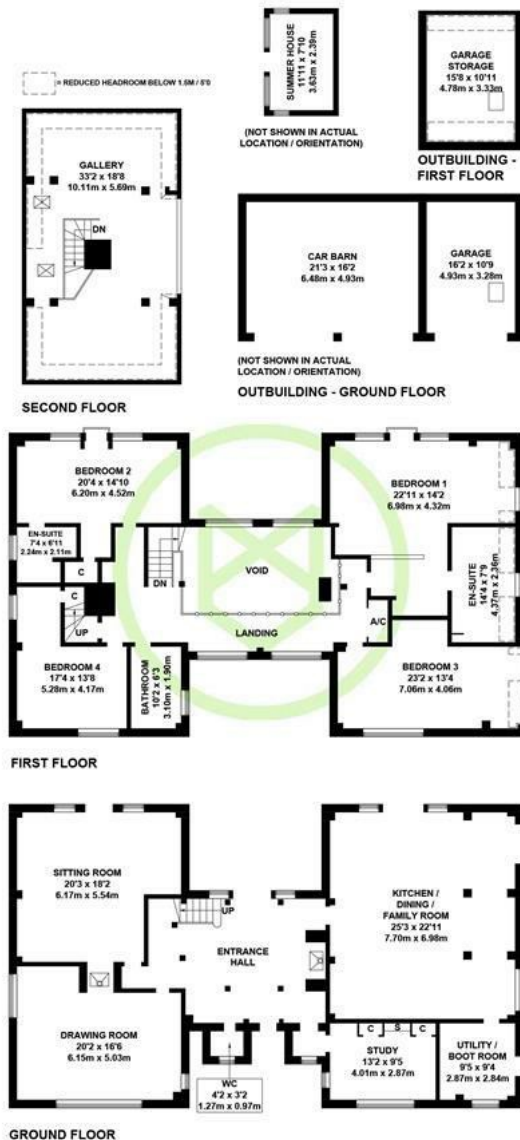
A truly exceptional family home, occupying a wonderful, elevated position with breath taking south-westerly views across the Test Valley countryside and beyond. Meticulously crafted with bespoke oak, The Old Pond House exemplifies exceptional craftsmanship, thoughtfully centred around a stunning green oak frame that runs throughout the property, a rare and distinctive feature. Extending to approximately 4,541 sq. ft, the home is complemented by meticulously landscaped gardens approaching 0.90 of an acre, with idyllic views over fields to the rear. Offered for sale with the advantage of no onward chain, this is a home of extraordinary character and presence.

## Features

- An exceptional detached residence of approximately 4,541 sq. ft and gardens approaching 0.90 of an acre
- An elevated position and backing onto fields, with unencumbered views of the Test Valley countryside
- Built in 2012 by the current owners, designed by renowned Winchester architect Huw Thomas
- Meticulously crafted around a bespoke green oak frame, designed and built by Westwind Oak
- Four double bedrooms, two of which benefit from en-suite access
- Sitting room, drawing room, study and kitchen/dining/family room
- Reception hall with wood burning stove and triple height galleried landing
- Driveway parking, double car barn, garage with space above and conversion potential for further living space (s.t.p.p)
- EPC Rating B

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A



**APPROXIMATE GROSS INTERNAL AREA**  
GROUND FLOOR = 1860 SQ FT / 172.8 SQ M  
FIRST FLOOR = 1615 SQ FT / 150.0 SQ M  
SECOND FLOOR = 620 SQ FT / 57.6 SQ M  
OUTBUILDINGS = 446 SQ FT / 41.4 SQ M  
**TOTAL = 4541 SQ FT / 421.8 SQ M**  
(EXCLUDING VOID & CAR PORT)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1266052)

# The Old Pond House

Rudd Lane, Upper Timsbury, Romsey, SO51 0NU

## Ground Floor

The welcoming entrance hallway immediately sets the tone for this unique home. A wood burning stove provides a warm focal point for colder evenings, while sliding doors reveal views across the open fields beyond the rear garden. Above a triple height galleried landing showcases the splendid green oak frame.

Access is provided to all principal rooms on the ground floor and the first floor via the oak staircase. A versatile drawing room, ideal as a reading room or library, shares a double-sided wood burner with the adjacent sitting room, another large reception room with doors opening to the rear gardens. A separate dedicated home office overlooks the front aspect and feature bespoke fitted storage.

At the heart of the home lies the exceptional open-plan kitchen, dining and family room. The hub of the home, the space is perfect for modern living and entertaining. The bespoke kitchen is fitted with a range of hand painted oak cabinetry and an oversized island with breakfast bar and storage under. The stone worktops have been masterfully cut around the exposed oak frame. Premium appliances include a large black electric 'Aga' with an extractor canopy over and a 'Bosch' dishwasher, there is also space for an 'American' style fridge/freezer. This expansive room offers ample space for a substantial dining suite and a generous seating area, creating a perfect vantage point to relax on the sofas and enjoy uninterrupted views of the gardens and fields beyond. The practical boot room features a stable door opening to the gardens, a range of cupboards and plumbing for a washing machine. It also houses the wall mounted 'Worcester Bosch' boiler.

## First Floor

The oak staircase leads to an impressive galleried landing, which serves as a central showcase for the home's stunning green oak frame. This level comprises four generous double bedrooms and a modern family bathroom. The principal bedroom features a vaulted ceiling that enhances the feeling of light and space. A 'Juliet' balcony and large windows, provide stunning south-westerly views across the Test Valley countryside. The en-suite bathroom has a heated towel rail and is complete with a freestanding bath, WC, wash basin, and separate shower cubicle. Bedroom two also enjoys a south-westerly 'Juliet' balcony with countryside views, alongside the benefit of a walk-in wardrobe and access to a stylish en-suite shower room. Bedrooms three and four are also generous double rooms. The modern family bathroom is fitted with a contemporary white suite comprising WC, wash basin, enclosed shower cubicle and heated towel rail.

## Second Floor

A door from the first floor landing reveals a staircase to the second floor gallery. Currently used as a storage area, this space offers potential to be used as further living accommodation, such as a hobby room or additional bedroom, (subject to relevant permissions/regulations).

## Outside

The Old Pond House is set within well established gardens approaching 0.90 of an acre, offering a high degree of privacy and tranquillity. The grounds feature an array of mature shrubs, fruit trees and specimen trees. A highlight is the large natural pond with seating areas around, designed to be enjoyed through the seasons. An elevated patio area adjoins the rear of the home, accessed from both the kitchen/dining/family room and entrance hallway, creating the perfect environment for outdoor dining and relaxation. Outbuildings include a greenhouse, summer house and garden sheds.

## Location

The picturesque and characterful village of Upper 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. 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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