

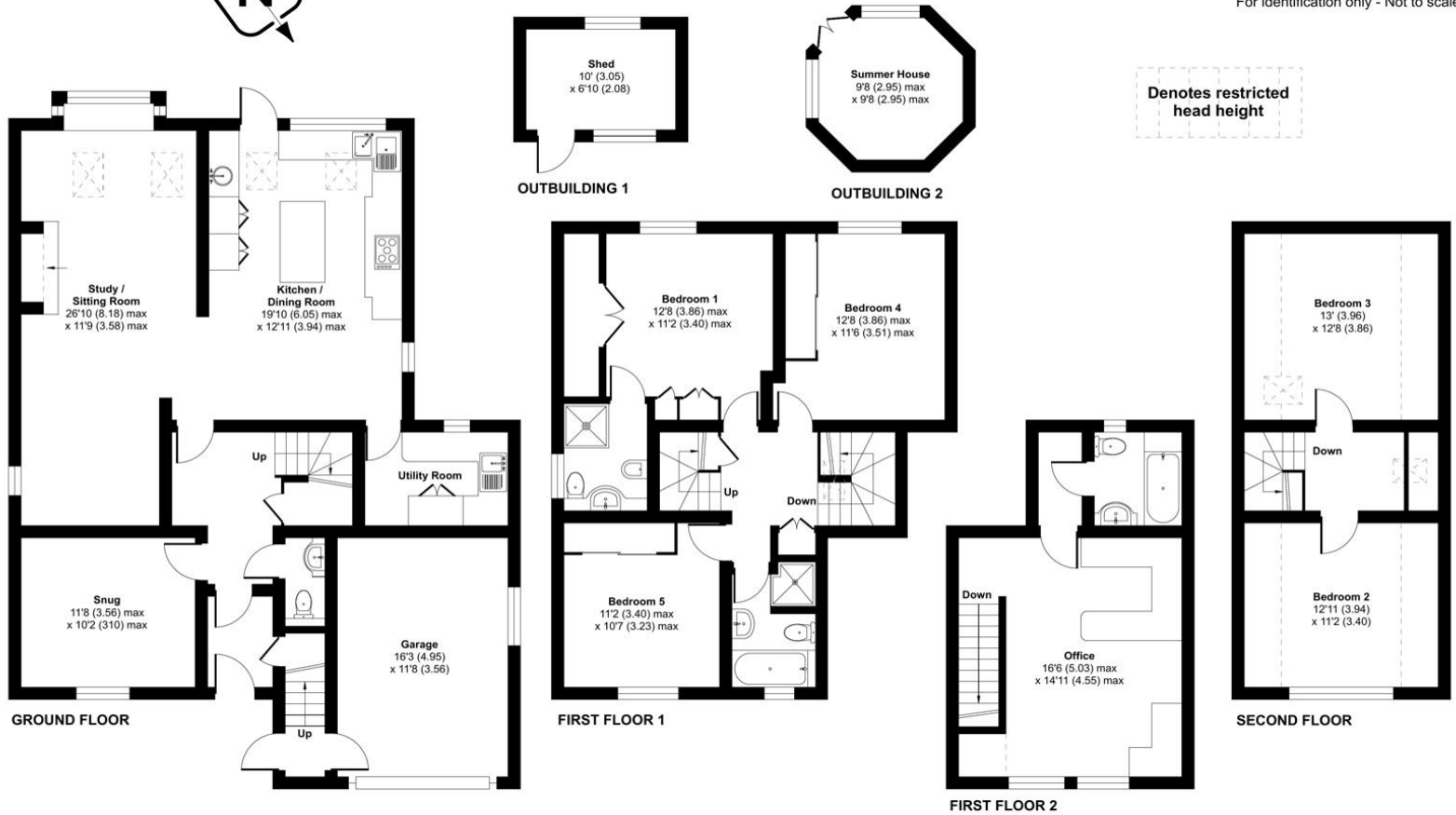




ACCOMMODATION

Arguably the most impressive home on this residential road, Timbermill House is an individually constructed five-bedroom family home, perfectly arranged over three stories providing exceptionally bright accommodation with an additional self-contained flat or office above the garage. This extended and imposing home has been upgraded to include a high-specification kitchen/dining room complemented by extensive granite work surfaces extending into an island, together with a separate utility room. The generous sitting room/study enjoys superb natural light via roof windows and a feature log burner. A further reception room and guest cloakroom complete the ground floor. The first floor continues to impress with three good-sized bedrooms. The principal bedroom features bespoke fitted wardrobes and en-suite facilities. The other two bedrooms both enjoy fitted wardrobes and are served by the four-piece family bathroom. The second-floor features two further bedrooms. Externally, the driveway is generous with parking for four vehicles. The rear garden is predominantly laid to lawn with a sunny patio terrace, ideal for summer entertaining. Situated within the heart of the highly sought-after village of Woodfalls, enjoying easy access to The New Forest National Park, this delightful house oozes modern charm, whilst taking advantage of its private sunny backdrop.

Approximate Area = 2417 sq ft / 224.5 sq m (includes garage)
 Limited Use Area(s) = 128 sq ft / 11.8 sq m
 Outbuilding = 148 sq ft / 13.7 sq m
 Total = 2693 sq ft / 250 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Chertsey Estate Agents Limited. REF: 004275



SITUATION

Woodfalls is an active village with a range of amenities including a public house, recreation park and village shop with Post Office. The property is ideally positioned for nearby commuter links including the M27 to Southampton and A338 to Salisbury and Bournemouth, whilst also being within a short journey to the stunning New Forest National Park with its abundance of walks and cycle routes. There are a variety of educational establishments including the nearby outstanding Morgans Vale Primary School which is just a two-minute walk and Trafalgar Secondary School, as well as being within catchment of the Salisbury Grammar Schools.



SPECIFICATION

- Impressive and individually designed family home
- Village location on the fringes of The New Forest National Park
- Well-proportioned accommodation arranged over three floors
- Self-contained flat/office above the garage
- Five double bedrooms
- Three bathrooms and guest cloakroom
- Open-plan kitchen/dining room with separate utility room
- Sitting room/study and further reception room
- Private rear garden with summer house and shed
- Garage and driveway parking for four vehicles

LOCAL AUTHORITY

Wiltshire County Council (Council Tax Band F)

GUIDE PRICE

Asking Price £700,000

TENURE

Freehold