



The Orchard, Chapel Lane, Timsbury, Romsey, SO51 0NW

Winkworth



STUNNING NEW FAMILY HOME

The Orchard is a stunning and unique new build house nestled in a secluded spot at the heart of Timsbury. The property is surrounded by countryside offering beautiful walks and a host of local amenities including a church, local pubs, sports field, and cricket club. The village is just a few miles from the market town of Romsey which offers further amenities and boutique shopping.

Constructed from local Michelmersh brick and rendered block with a clay tile roof within extensive gardens and a wildflower meadow. The property is approached by a long gravel drive providing extensive parking opportunities couple with a large detached double garage.

The interior of the house is completed in a contemporary styling with high specification fittings throughout and offers in excess of 3,000sq ft of living accommodation.

Upon entering the property there is a hallway leading to the large kitchen measuring 28.2ft by 26.6ft creating a perfect centre for family life with a fully equipped Shaker style kitchen with large island together with good quality integrated appliances and a travertine tiled floor. To one side there is a good sized utility room with sinks, space for appliances and storage and to the rear there are bi-fold doors leading out onto a generous patio and gardens.

The remainder of the ground floor comprises a formal dining room, sitting room centered with a log burner, a study and cloakroom.

The house enjoys underfloor heating throughout, with WIFI points situated in every room and a full audio system. Mains services include gas, electricity, and high speed internet available from multiple providers including both Virgin and BT.

A custom made quarter turn staircase in oak leads to the first floor accommodation which comprises a vaulted main bedroom coupled with a contemporary tiled en-suite with both shower and bath. There are three additional double bedrooms all of good proportions and size, each with a pleasant vista, and a family bathroom with both bath and shower.







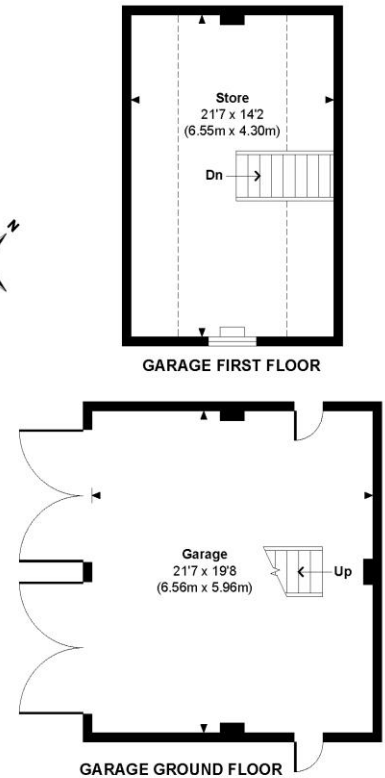
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**Address: The Orchard, Chapel Lane,
Timsbury, Romsey, SO51 0NW**

Council Tax Band: "TBC"



Approximate Gross Internal Area
Main House = 3038 Sq Ft / 282.24 Sq M
Garage / Store = 724 Sq Ft / 67.27 Sq M
Total = 3762 Sq Ft / 349.51 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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