



4 Tilebourne Close *Upper Timsbury, Romsey, SO51 0AH*

SPENCERS
ROMSEY





UPPER TIMSBURY

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Built in 2010 by Banner Homes, this attractive detached residence sits within Casbrook Fields, a private and discreet development in the sought-after Test Valley village of Timsbury. Designed with family living in mind, the property offers generous accommodation arranged over three floors, complemented by beautifully landscaped gardens and woodland outlooks.

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room, Family Room, Study, Utility Room, Cloakroom

First Floor

Principal Bedroom with En-Suite Bathroom and Walk-In Wardrobe, Guest Bedroom with En-suite Shower Room, Two Additional Bedrooms, Family Bathroom, Laundry Room

Second Floor

Bedrooms Five with En-Suite Shower Room, Bedroom 6/Hobbies Room

Outside

Driveway Parking, Garage, Front Garden, Rear Garden

Guide Price £1,195,000



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The Property

A striking front façade framed by two sculpted trees provides a sense of individuality and privacy. The welcoming entrance hall immediately conveys the home's spacious feel, with engineered oak flooring flowing through the hall, sitting room and study.

The heart of the home is the open-plan kitchen/dining/family area, thoughtfully redesigned by the current owners to create a bright, sociable hub perfect for family life and entertaining. The kitchen features granite work surfaces, a range of integrated appliances including a dishwasher and double oven, and space for a fridge/freezer. Two sets of French doors open out to the garden, filling the space with light, while a feature log-burning stove draws the eye. A practical utility room sits alongside, providing space for laundry appliances and additional storage.

The sitting room enjoys dual aspects and a second set of French doors to the garden, along with a striking Stovax log-burning stove that creates a cosy focal point. A separate study/snug overlooks the fore, ideal as a home office, playroom, or quiet retreat. A convenient cloakroom completes the ground floor.



The staircase leads to the equally spacious first floor landing and includes four generous double bedrooms. The principal suite includes a walk-in wardrobe and stylish en-suite shower room, while bedroom two also benefits from its own en-suite. Bedrooms three and four share a well-appointed family bathroom, and a first-floor laundry room adds everyday convenience.

The second floor provides two additional bedrooms, one with fitted storage and an en-suite, and the other currently used as a hobbies room, offering flexibility for guests, older children, or a creative workspace.





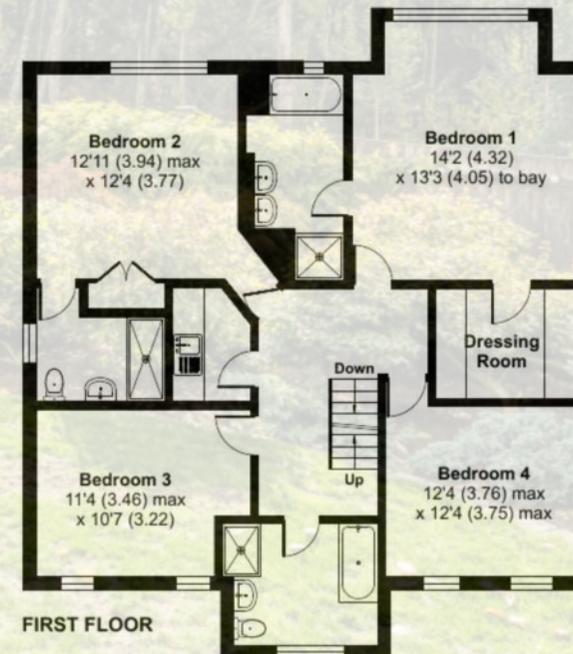
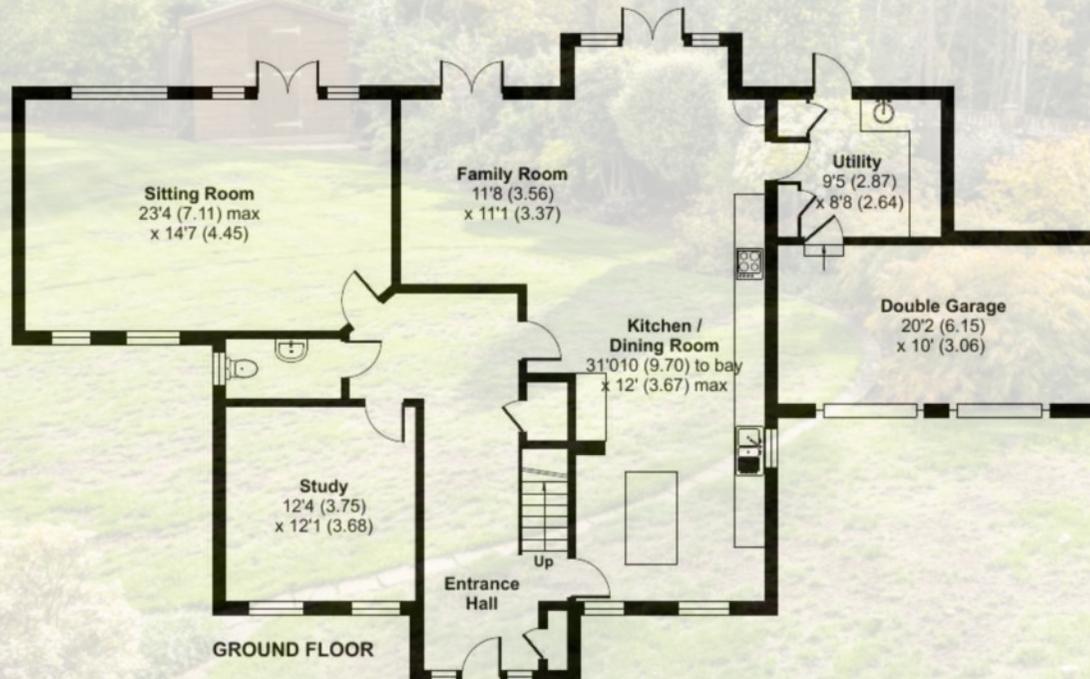
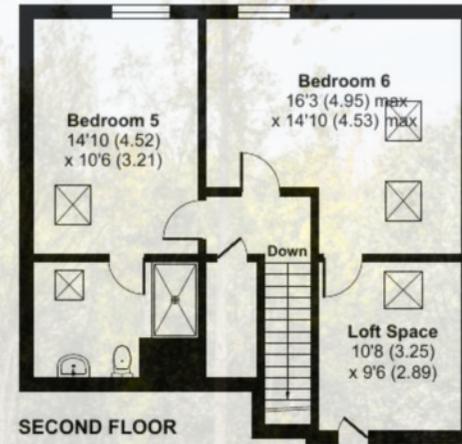
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Approximate Area = 3256 sq ft / 302.4 sq m

Garage = 203 sq ft / 18.8 sq m

Total = 3459 sq ft / 321.2 sq m

For identification only - Not to scale





Outside

Outside, the home continues to impress. There is driveway parking for up to four vehicles and a garage for sheltered parking or storage. The front garden is attractively landscaped with graceful Acer trees and mature shrubs, while side access leads to the rear garden. Here, a beautifully designed space awaits, with a lawn, patio, and raised decking area perfectly positioned to enjoy the tranquil woodland backdrop.

The Situation

Nestled in the heart of the Test Valley, Timsbury is a charming Hampshire village that perfectly blends rural tranquility with excellent accessibility. Surrounded by rolling countryside and the gentle flow of the River Test, it offers a peaceful setting ideal for family life, outdoor pursuits, and a relaxed pace of living.

The village itself enjoys a strong sense of community, with a popular village hall, church, and well-regarded local pub, the Malthouse Inn, serving as a friendly hub for residents. Nearby Romsey, just a few minutes' drive away, provides an excellent range of independent shops, cafés, restaurants, and everyday amenities, as well as highly regarded primary and secondary schools.

For those commuting or exploring further afield, Romsey railway station offers regular services to Winchester, Southampton, and Salisbury, with connections to London Waterloo. The M27 and M3 are also within easy reach, ensuring convenient access to the South Coast, New Forest, and beyond.

The surrounding countryside is a haven for walkers, cyclists, and nature enthusiasts, with scenic footpaths, bridleways, and renowned fishing on the River Test all close at hand. Whether enjoying a leisurely weekend stroll or exploring the nearby market towns and historic villages, Timsbury offers the best of country living within easy reach of modern comforts.





Additional Information

Energy Performance Rating: D Current: 62 Potential 64

Council Tax Band: G

Local Authority: Test Valley Borough Council

Tenure: Freehold

Heating: Gas central heating

Services: Mains water and electric

Drainage: Public

Broadband: FFTP - Fibre to the property directly

Mobile signal/coverage: No known issues, buyer to check with their provider

Management Charge: £754 Annually

Directions

From Spencers Estate Agents in Romsey (7 Market Place, SO51 8NB), head north on Church Street (B3398) towards Abbey Walk and continue along the B3398. After approximately 0.2 miles, turn right onto Cherville Street and continue to follow the B3398 for a further 0.3 miles. At the roundabout, go straight ahead onto Greatbridge Road (A3057). Continue along New Road, then take Rudd Lane and follow signs to Casbrook Field/Tilebourne Close.

Important Notice

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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