



EVANS & PARTRIDGE

TIMSBURY MANOR, MANOR LANE
TIMSBURY, ROMSEY











TIMSBURY MANOR, MANOR LANE, TIMSBURY, ROMSEY, HAMPSHIRE SO51 0NE

THE PRINCIPAL PORTION OF A FINE MANOR HOUSE WITH EXTENDED ACCOMMODATION OF NEARLY 7,000 SQ FT INCLUDING SOME OF THE ELEGANT MAIN ROOMS, THE MAIN HALL AND STAIRCASE, TOGETHER WITH A RANGE OF GARAGING AND OUTBUILDINGS, POTENTIAL FOR DOUBLE BANK FISHING ON A SECTION OF FORMER CANAL FED DIRECTLY BY THE RIVER TEST, SITUATED IN ABOUT 2.5 ACRES OF MATURE GARDENS AND GROUNDS.

2.5 ACRES - SET WELL BACK FROM ANY ROAD
FISHING AND VIEWS
HIGH CEILINGS AND IMPOSING ROOMS
ANNEXE AND GARAGING

OFFERS INVITED AROUND: £1,500,000 Freehold

DESCRIPTION

A substantial section of a Victorian Manor House providing extensive family accommodation arranged over three floors, the house has been largely restored by the present owners over the years but still requires modernisation and renovation in areas. In addition, there is also a self-contained annexe within an extension, as well as a range of outbuildings divided into former stables, garages, offices and stores. The property is set well back from the road off a long private driveway and is being sold with gardens and grounds of approximately two and a half acres including a landscaped southerly facing terrace and lawns in a parkland setting. We understand, double bank fishing could be created along a fast flowing section of former canal fed by The River Test which runs along the western boundary. The property also has the considerable benefit of superfast fibre broadband (FTTP).

LOCATION

The property is situated at the end of a quiet no-through lane on the edge of the village of Timsbury which has a church, village hall, public house and playing fields. A more comprehensive range of amenities can be found in the market town of Romsey just 2 miles away, including schooling, health care, leisure centre, supermarkets and general shopping. The cathedral cities of Salisbury and Winchester are both within 30 minutes' drive and there is also good access to the south coast via the M27 and London via the M3.

ACCOMMODATION

Reception Hall	Victorian cast iron fireplace. Tiled floor. Picture rail. Cloaks cupboard. Cast iron spiral staircase descending to wine cellar.
Main Hall	Original main hall and grand staircase. High central void and impressive turning staircase with half and main landings rising to first and second floor. Central light point for chandelier. Exposed oak floor boards. Safe beneath stairs. High ceiling and deep skirting boards. Decorative arch with shelved alcoves to either side and door to:
Cloakroom	Leather panel and mirrored walls. Pedestal wash hand basin. Door to WC.
Drawing Room	Fine elegant principal reception room featuring a high ceiling and beautiful floor to ceiling pitch pine panelling with inset mirrors. Coving. Two pendant light points. Central part glazed doors to porch and rear terrace. Full height windows to either side overlooking the grounds. Wall light points. Open fireplace with decorative carved mantelpiece, marble surround and hearth. Hidden door within panelling concealing Butler's Pantry with bar area, glass shelving above, cupboard beneath. Further pine panelled door into:

Formal Dining Room	Elegant principal reception room with substantial full height windows to rear and side aspect overlooking the gardens and grounds. High ceiling with coving and central pendant light point. Open fireplace with carved mantelpiece, marble surround and log burning stove on tiled hearth. Deep skirting boards. Wall light points. Part glazed door with glazing to either side and above into:
Garden Room	Victoria style. Constructed of hardwood frame double glazed elevations on rendered plinths. Tiled floor. Part panelling to walls. High panelled profile ceiling. Decorative tie and lights. Central doors opening onto main rear terrace with views over the grounds.
Kitchen	With separate breakfast area. Quarry tiled work surfaces. Belfast sink unit with mixer tap and polished granite surround. Polished granite topped central island with Butler sink and mixer tap, cupboards beneath. Range of cupboards and drawers. Plate racking. Four oven oil fired Aga with traditional double hob and warming plate. Space for fridge/freezer. Recess and plumbing for dishwasher. Four ring electric hob. Tiled floor. Inverted lantern provides natural light. Breakfast area with bay window and central door opening onto main terrace. Part obscure glazed door into walk-in larder with shelving and tiled floor. Lobby with door into cloakroom. Half glazed door into:
Utility Room	Belfast sink unit with tiled surround. Tiled work top with recess and plumbing for washing machine and space for dryer. Space for freezer. Pine wall cupboards. Connecting door into annexe kitchen.
Cloakroom	Wash hand basin and WC.

FIRST FLOOR

Central Landing	Balustrade overlooking magnificent staircase. Window to front aspect. High ceiling with coving. Pendant light point. Staircase rising to second floor.
Landing One	Picture rail. Pendant light point. Access to loft via hatch. Panel doors to:
Principal Bedroom Suite	Featuring a high coved ceiling with decorative rose and pendant light point. Window to rear aspect overlooking the grounds and lake. Cast iron open fireplace with inset granite surround and mantelpiece. Feature wall with leather panelling. Walk-in wardrobe.
Ensuite Bathroom	White suite comprising long tile panelled bath, pedestal wash hand basin with marble splash back, mirror and glass shelves above. WC. Full height tiling. Built-in cupboards. Window to side aspect with country view. Oak flooring. Pendant light point.
Bedroom Two	Large split level double bedroom. High coved ceiling with decorative rose and pendant light point. Window to front aspect with view towards the lake.
Ensuite Shower Room	White suite comprising wash hand basin with cupboard beneath. WC. Corner shower enclosure. Oak flooring. Linen cupboard.
Bedroom Three	Window to front aspect. Open fireplace with tiled hearth. Decorative panelling to walls. High coved ceiling with decorative rose and pendant light point. Walk-in wardrobe. Wall lights.
Bathroom	White suite comprising panelled bath with mirror splash back, mixer shower above. Pedestal wash hand basin. WC. Oak strip flooring. Full height tiling.
Shower Room	Walk-in fully tiled shower with seat. Pendant light point. Steps up to fire escape.

SECOND FLOOR

Half Landing	Wide exposed floor boards. Window to front aspect. Further stairs rise to:
Main Landing	Balustrade overlooking fine staircase. Three useful walk-in box rooms.

Bedroom Four	Large light and airy double bedroom. Window to front aspect with views over the grounds and lake. Exposed framework. Open fireplace.
Bedroom Five	Hallway: Panel doors to bedroom and dressing room/potential en suite. Large Double Bedroom: Exposed frame work. White washed cast iron Victorian fireplace. Window to front aspect. Dressing Room/Potential En Suite: Pendant light point. Storage.
Bedroom Six	Window to front aspect. Exposed framework. Cupboards.
Bathroom	White suite comprising tile panelled bath, pedestal wash hand basin and WC. Window to side aspect with view over the river across the valley. Linen cupboard.
The Annexe	Hall: Turning staircase with half landing rising to first floor. Understairs cupboard. Ceiling light points. Cloaks cupboard. Living/dining room: Dual aspect. Windows to rear and side aspect overlooking terrace, grounds and river. Part glazed door to private split level terrace part divided by wrought iron railing. Pendant light point. Coving. Kitchen: Roll top work surfaces with tiled splash back. Stainless steel sink with drainer. Range of high and low level cupboards and drawers. Tiled floor. Window to front aspect. Pendant light point. Coving. Free-standing electric cooker. Space for slim-line dishwasher and upright fridge/freezer. Window to front aspect. Space for washing machine and dryer. Bedroom one: Large double bedroom. Window to side aspect with view towards the river. Coving. Pendant light point. Bathroom: White suite comprising pedestal wash hand basin with mirror fronted cabinet above, low level WC and enclosed shower area. Tiled floor and walls. Ceiling light. Obscure glazed window. Bedroom two (first floor): Dormer window to side aspect. Velux light to rear aspect. Eaves storage.
Outside (Front)	The property is accessed via Manor Lane, then a long hedge lined gravel driveway leads to the front entrance where wrought iron gates with stone capped brick piers and lantern lights above open onto a courtyard area with attractive screening walls and arch details. Access to main reception hall door and annexe porch.
Outbuilding	The Old Stable is an attractive complex of brick under slate buildings with central leaded clock tower and weather vane. Two former loose boxes to one end. Three central garage bays, each with double doors to front, two bays are open with the third bay boarded off, currently used as a studio with windows to the rear aspect. Three further adjoining studios/office areas, all with windows and door to outside. Large walk-in storeroom. Light and power connected throughout.
Rear access	Via a long private tarmac drive with parkland to either side leading round to the rear of the property where there is extensive parking. Two underground garden store areas beneath terrace. Slate covered log store.
Double garage	Two bays with decorative tile hanging beneath a slate roof with clock tower. Victorian style greenhouse.
Grounds	Wide steps rise onto an extensive wrap-round terrace, ideal for entertaining. Brick built barbecue and stone screening walls. Fountain garden with large fountain and brick edged circular pond with surrounding rockery and borders. The grounds comprise sweeping private lawns interspersed with a great variety of mature trees and a stretch of fast-flowing former canal with the opportunity to create double bank fishing. Two foot bridges.
Services	Mains water, electricity and drainage.
Directions	SO51 0NE
Council Tax Band	H

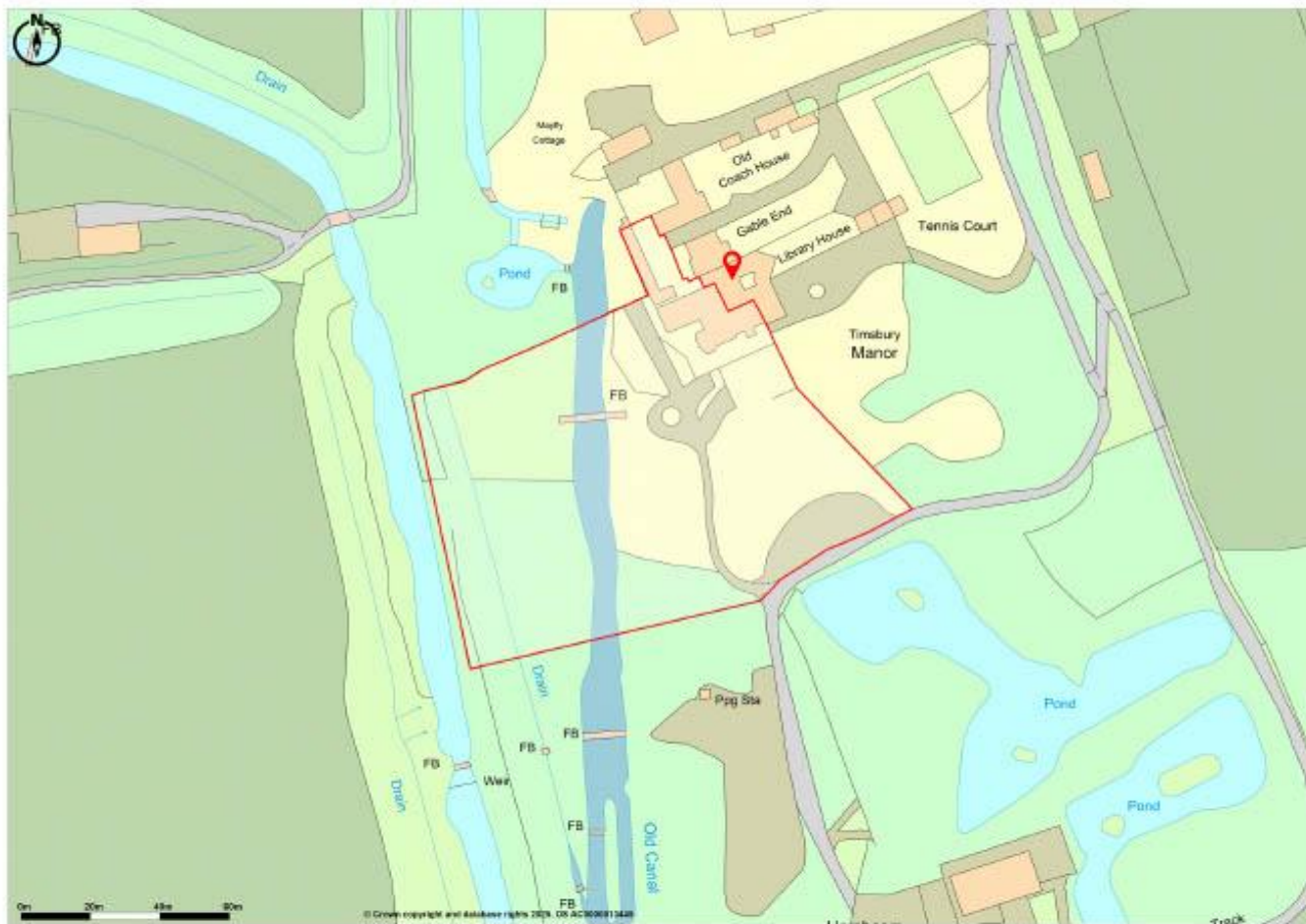
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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:2000. Paper Size - A4

Approximate Area = 649.9 sq m / 6995 sq ft
 Outbuildings = 162.6 sq m / 1750 sq ft
 Total = 812.5 sq m / 8745 sq ft
 (Including Eaves / Garages / Excluding Voids)
 Including Limited Use Area (19.4 sq m / 209 sq ft)

