



Raglands House Haccups Lane | Michelmersh | Hampshire | SO51 0NP

Price Guide: £1,250,000

A first class, brand new home occupying a coveted position within the most popular Test Valley village of Michelmersh

The Property at a Glance

- | Bespoke New Home
- | Prime Village Location Approx 2,367sqft
- | Four Bedrooms & Three Bathrooms
- | Kitchen/Dining/Family Room and Separate Utility/Boot Room
- | Two Further Reception Rooms
- | Single Car Barn
- | Energy Efficient Home
- | Quartz worktops, integrated appliances
- | Air source heat pump and underfloor heating
- | Beautiful Gardens

Property

We are delighted to bring Raglands House to the market by the reputable local developers, Orchard Homes.

This attractive home enjoys an elevated position within the village, far reaching views, a generous garden of about 0.35 acres and a well-conceived floorplan that fits the requirements of the modern consumer. A welcoming entrance hall sets the tone for light and space throughout the house and the main receptions run off it. The heart of the home is the 'live-in' style kitchen/dining/family room - a triple aspect space with a dining area, lounge area and a fabulous outlook through the bi-folds over the terrace and garden beyond. There is a formal sitting room with a fireplace (adaptable for an open fire or woodburning stove), a study for those working from home as well as a separate boot room/utility.

Upstairs there are four double bedrooms, each with extensive fitted wardrobes, two luxurious en-suites as well as a family bathroom (with separate shower).





There is a single car barn and parking for a number of vehicles on the driveway and an electric car charging point. There is a terrace and a generous garden to the rear- this is both level and private.

Situation

Michelmersh, about 3 miles from the centre of Romsey, is situated on high ground and overlooks the Test Valley. Romsey provides the nearest facilities including an excellent range of shops, leisure facilities, doctor and dentist surgeries, schools for all ages, both state and private, are readily available. The larger centres of Southampton, Portsmouth and Winchester are easily accessed via the M27 and M3.

Directions

Head north from Romsey towards Stockbridge on the A3057. On reaching Timsbury, turn right into New Road and at the T junction turn left into Haccups Lane. The site will be found on the right hand side indicated by our For Sale board.

Sat Nav SO51 0NPWhat3words [///paddocks.gosh.euphoric](https://www.what3words.com/paddocks.gosh.euphoric)

Services

To be confirmed

Council Tax

To be confirmed

Viewings

All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



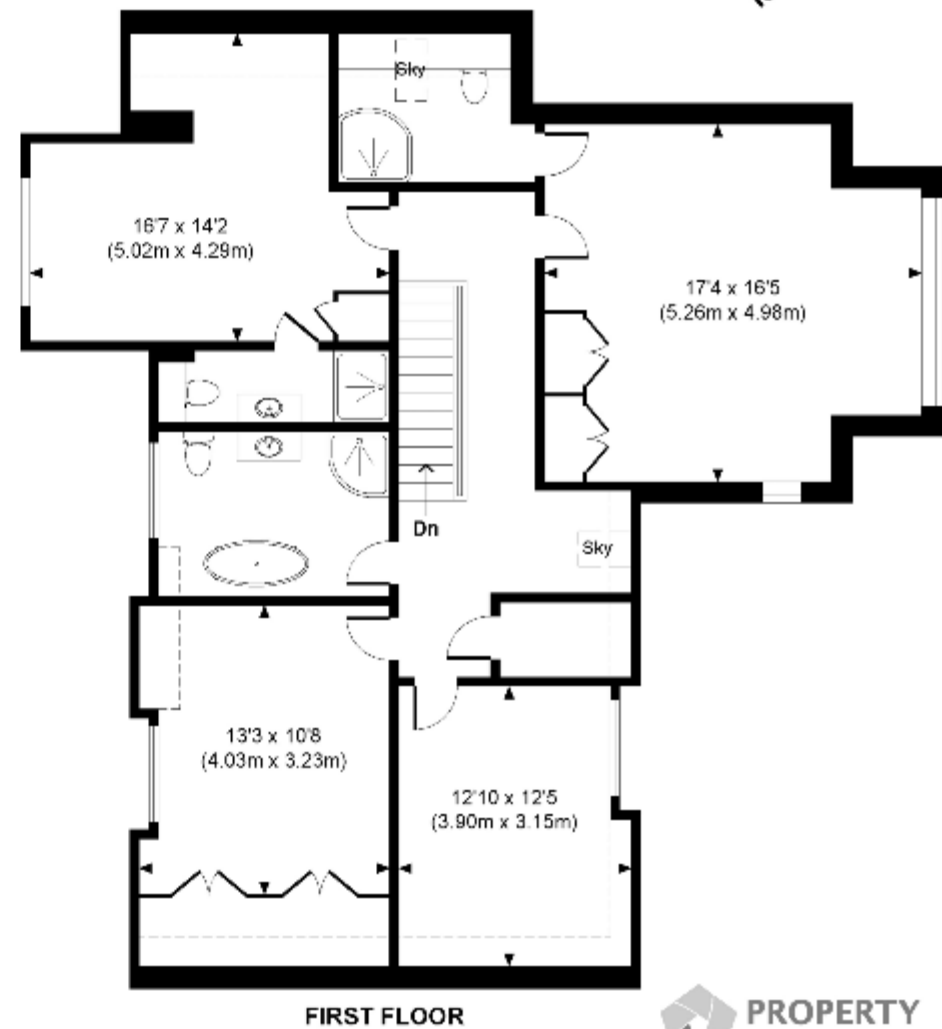
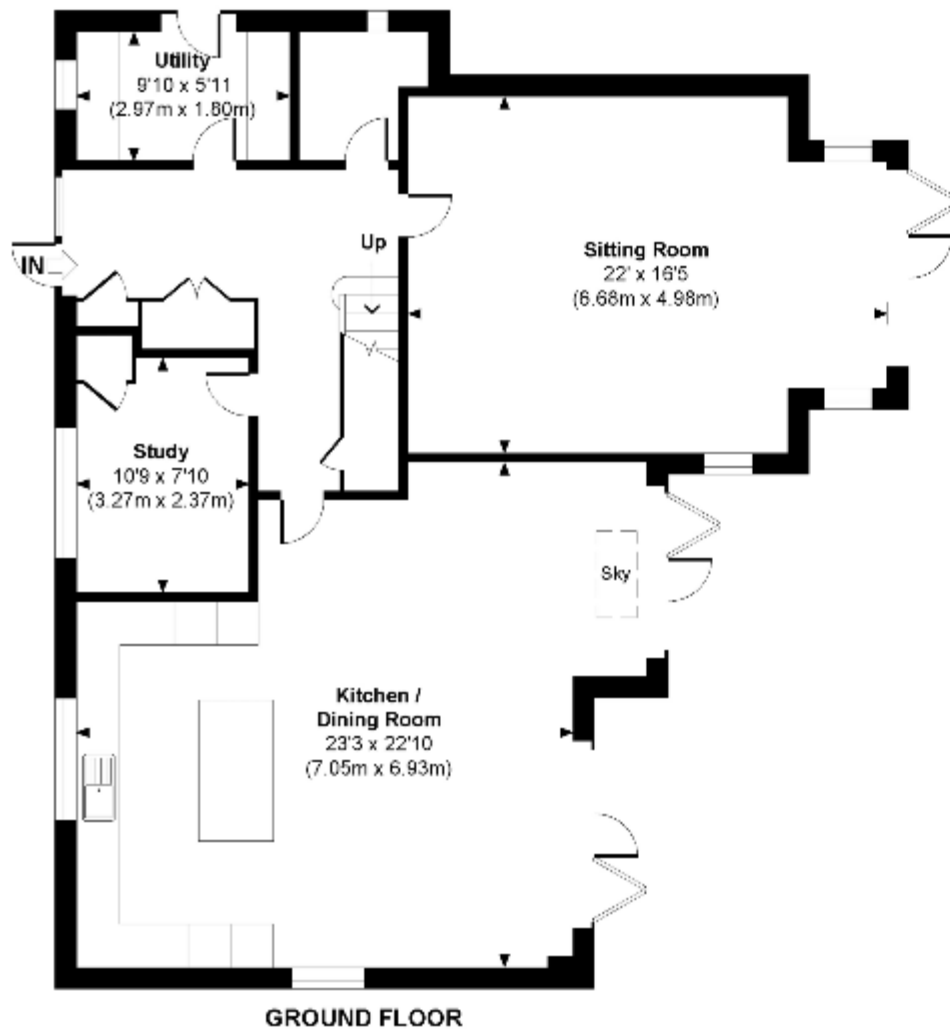
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Raglands House

Approximate Gross Internal Area

Total = 2367 Sq Ft / 219.92 Sq M

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.

Indicates restricted room height less than 1.5m.

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