



Roselea

HIGHBRIDGE ROAD, HIGHBRIDGE, EASTLEIGH, SO50 6HN



VIEWING INSTRUCTIONS: Strictly and only by prior arrangement and with the Selling Agent to be accompanied. It is essential to view the drone video footage available at the website www.gileswheelerbennett.co.uk prior to requesting or viewing or visiting the Property.

OFFER INSTRUCTIONS: Please see the Additional Document on our website for instructions as to how to make an offer by Private Treaty.



The Property: 'Roselea' is a well-presented 8 bedroom detached family house (4,306ft²) set back from Highbridge Road in a plot of approximately 0.62 acres. The Property has been extensively extended and renovated in the past 13 years and has been completed to a high specification. It provides generous accommodation across three floors with views over the surrounding countryside.

Ground Floor: Double hardwood front doors provide access to an entrance hall with doors to the principal living spaces, including a spacious sitting room with a bay window and westerly aspect. Hardwood bifold partitions allow the sitting room to be connected to further spaces for ease of entertaining, including a family room with a bay window to the front of the house and a double aspect dining room with two sets of French doors providing access to the garden. A further set of bifold doors allow the dining room to be connected to the kitchen for an even larger open-plan space when required. The modern kitchen has ample cupboard and worktop space, two ovens and a central island with a hob. Also on the ground floor is a good sized office with a bay window (southerly aspect), a downstairs toilet/shower room and sizable utility room (with additional hob), all accessed off the entrance hall.





First Floor and Second Floor: The first floor, accessed via the stairway from the entrance hall, hosts 4 bedrooms. The Master Suite with adjoining en-suite shower room and large dressing room, enjoys a south westerly aspect from its bay window and is both light and airy. Bedrooms 2, 3 and 4 have fitted wardrobes, with bedrooms 2 and 3 further benefitting en-suite shower rooms. Bedroom 4 with its south west facing bay window to the front, is situated next to the family bathroom. Bedroom 5 on the second floor has an en-suite shower room and as with all the second and first floor bedrooms with easterly and northerly aspects, enjoy attractive views across open countryside.





Outside: To the front of the Property is a large paved area providing convenient parking for vehicles and turning space accessed by a tarmac drive off Highbridge Road. This area is separated from the garden to the west by a hedge. To the rear of the Property is an area of attractive formal garden with a vegetable patch and greenhouse. This area is surrounded by hedging.



The remainder of the grounds are laid to lawn (with some outbuildings) bounded to the east by post and wire fencing to the north, west and south by established hedging. This hedging screens the Property from the neighbouring residential property to the west and from the road to the south. As regards the surrounding landscape, there is an orchard area beyond the eastern boundary of the Property and grazing land beyond the northern boundary.

Outbuildings: (See Site Plan)

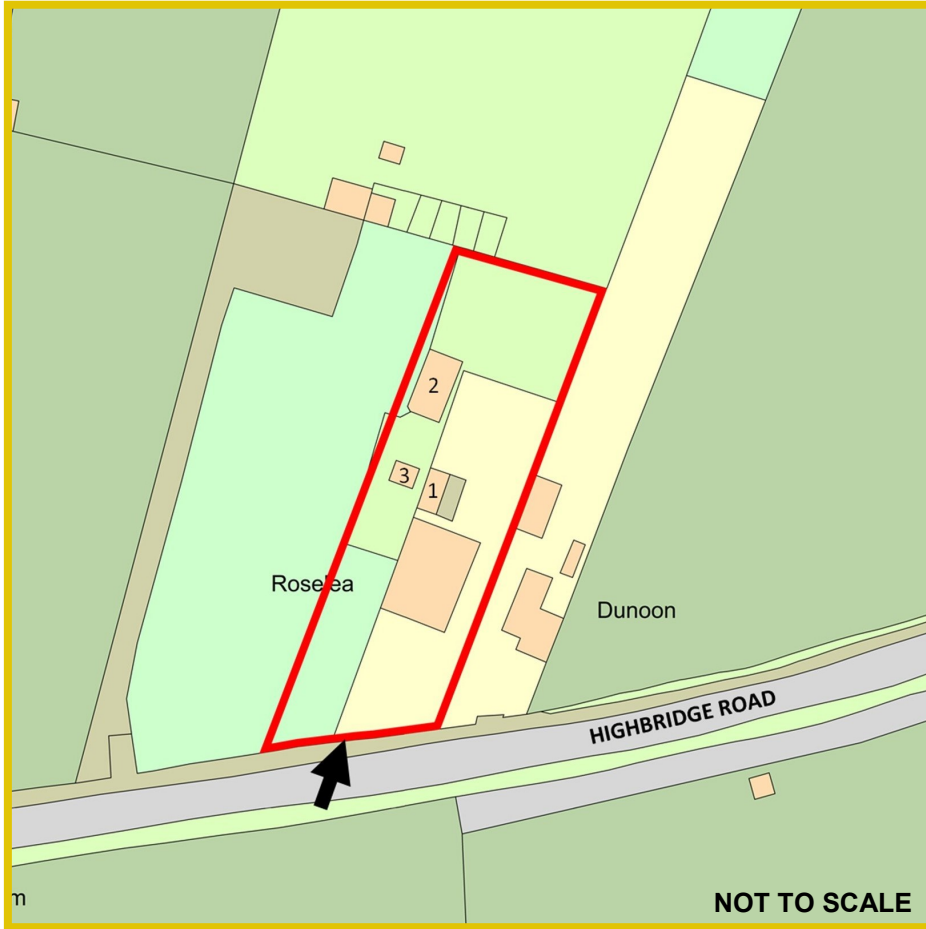
Outbuilding 1 - Garage Building (Approx. 12ft by 25ft/3.66m by 7.62m). Brick construction with some timber cladding and corrugated cement roof. Timber garage door on southern elevation and timber pedestrian door on eastern elevation. Window on northern elevation.

Outbuilding 2 - Storage Building (Approx. 38ft by 20ft/11.58m by 6.10m). Constructed of two shipping containers supporting a timber frame with a corrugated



metal roof. This is partitioned into two buildings.
Outbuilding 3 - Shed (Approx. 12ft by 14ft/3.66m by 4.27m). Timber construction with corrugated metal roof. Double doors on southern elevation and uPVC window on western elevation.

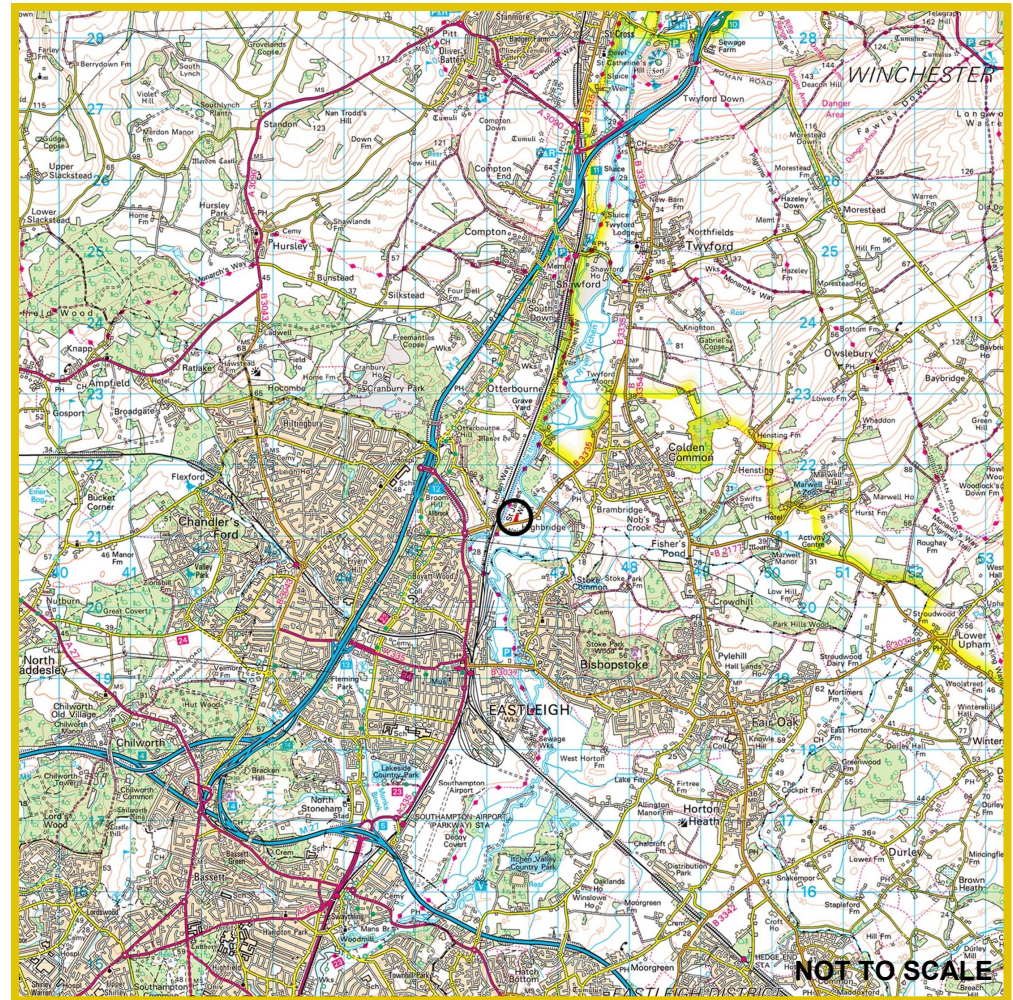




Location: The Property is located off Highbridge Road (B3335) between Brambridge and Allbrook. The village of Twyford is just over 2 miles to the north-east with the outskirts of Winchester a further 2.5 miles to the north. Eastleigh, to the south-west, provides access to the M3 and M27, Eastleigh Railway Station and Southampton Airport.

Land Registry: The Property for sale comprises part of Land Registry Title HP682614. See Selling Agent's website for Land Registry Title Plan and Register.

Local Authority: Winchester City Council (WCC), City Offices, Colebrook Street, Winchester SO23 9LJ. Tel: 01962 840222. www.winchester.gov.uk



DIRECTIONS: Postcode: SO50 6HN.

FROM THE M3: Exiting the M3 at Junction 12 take the second exit at the first roundabout and then the third exit at the second roundabout onto the A335 - Allbrook Way. After approximately 0.7 miles take the first exit at the roundabout onto Allbrook Hill. Follow the road under the railway bridge and after around 0.2 miles the Property will be on the left signposted 'Roselea'.

FROM TWYFORD: Take the B3335 - High Street south out of Twyford and after approximately 0.35 miles take the right hand fork onto the B3335 — Highbridge Road. Follow the road for approximately 1.65 miles and you will pass over a bridge crossing the River Itchen. After a further approximately 0.3 miles the Property will be in the right signposted 'Roselea'.

what3words <https://w3w.co/given.jars.defeat>



For Further Information Contact:

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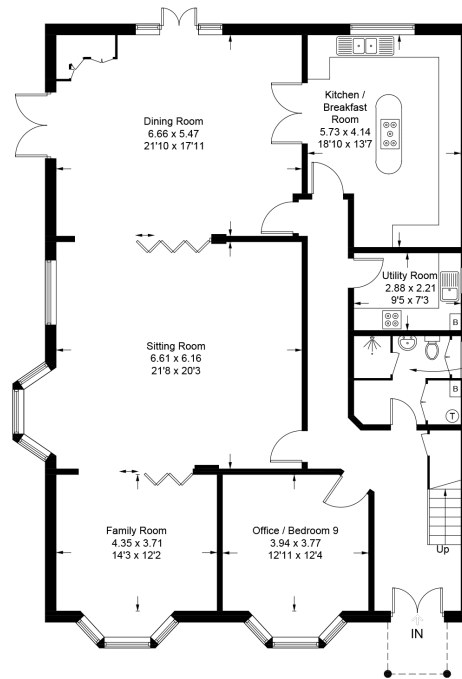


West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

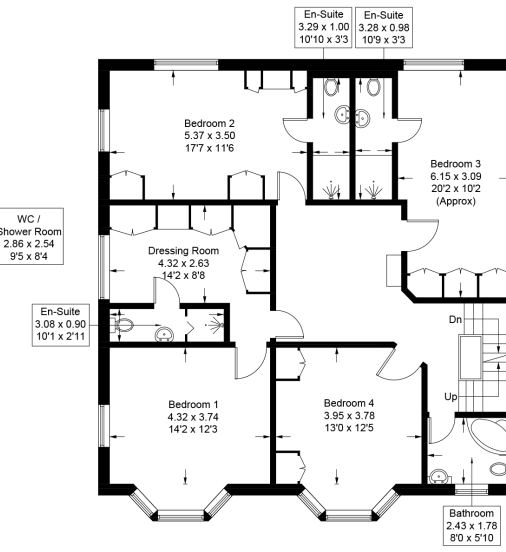
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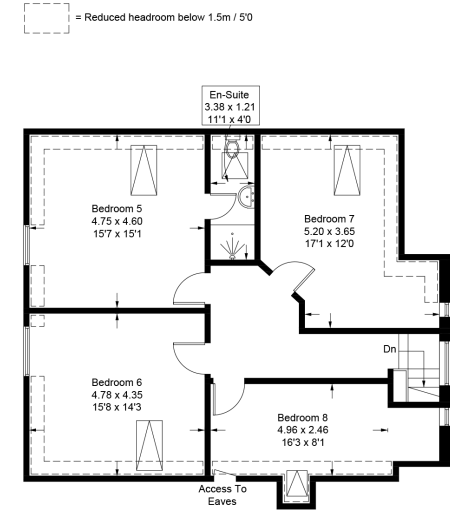
Approximate Gross Internal Area = 400.0 sq m / 4306 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1055337)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Planning History: On 13th April 2006 under application ref. [06/00549/FUL](#) consent was granted for a two-storey side and rear extension. On 23rd March 2011 under application ref. [11/00028/FUL](#) consent was granted for a two storey side & rear extension (Resubmission).

Houses in Multiple Occupation (HMO): Due to its location and size, the Property could lend itself to becoming a house in multiple occupation. See [Link](#) for Government Guidance on HMOs.

Services: The Property is connected to mains water, gas and electricity. There is a septic tank in the rear garden.

Council Tax: Property Band = F for year 2024/2025 = £3,026.10.

IMPORTANT NOTICE

- No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars may be relied upon as a statement of representation or fact. Giles Wheeler-Bennett Ltd has no authority to make any representation and accordingly any information given is entirely without responsibility on the part of the agents or the seller.
- The photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only.
- Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any

