

The Old Pond House
Upper Timsbury



Strutt
& Parker

Land and property. Since 1885.



4,237 sq ft (394 sq m) | Freehold
4 bedrooms | 3 reception rooms
Imperressive gardens | Village location

Guide price £1,695,000

A delightful and impressive home built by the current owners.

Designed by renowned architect Huw Thomas in collaboration with Westwind Oak and built in 2012, creating a truly unique home.

An exceptional family home, situated within the pretty Test Valley countryside. The Old Pond House exemplifies outstanding craftsmanship, thoughtfully designed around a striking green oak frame that runs throughout the property, a rare and distinctive feature. Extending to approximately 4,237 sq. ft. the home is complemented by beautifully landscaped gardens of approximately 0.9 acres, enjoying idyllic views over open fields to the rear. Offered for sale with no onward chain, this is a home of remarkable character and presence.

Upon entering the ground floor, you are welcomed into an impressive entrance hall with a wood-burning stove providing a warm focal point, while sliding doors frame views across the garden and surrounding countryside. Above, a triple-height galleried landing showcases the stunning green oak frame. Two versatile reception rooms share a double-sided log burner, one ideally suited as a music room or library, the other a cosy sitting room with sliding doors overlooking the rear garden.

At the heart of the home lies an open-plan kitchen, dining and reception space, perfectly designed for modern family living and entertaining. The bespoke kitchen features hand-painted oak cabinetry, an oversized island with breakfast bar, and ample storage. Stone worktops have been carefully crafted around the exposed oak frame, and premium appliances include a large black electric AGA with extractor canopy and a Bosch dishwasher. The expansive room comfortably accommodates a substantial dining area and generous seating, all enjoying views over the garden and countryside beyond. A practical utility room complete with a stable door opening onto the garden offers further storage, plumbing for a washing machine, and houses the boiler. In addition there is also a dedicated home office with built in storage.

To the first floor, the oak staircase leads to a galleried landing, providing a central vantage point to appreciate the home's architectural design. From here, there are three well-proportioned bedrooms, a principal suite, and a modern family bathroom. The principal bedroom features a vaulted ceiling and a Juliet balcony with large windows framing stunning south-westerly views over the Test Valley. Its en-suite includes a freestanding bath and separate shower. Bedroom two also has an en-suite shower room, and Juliet balcony. The other two bedrooms are both generously sized, while the family bathroom is fitted with a contemporary white suite. At the top of the house is a gallery room which could be used to create further accommodation if required.

The gardens have been meticulously tended by the current owners and include the restoration of a charming wildlife pond, which offers a peaceful spot to enjoy the surroundings. There is a selection of mature fruit trees creating a small orchard as well as mature shrub and plant borders and wildflower areas. To the front is an oak-framed triple bay car barn with carriage doors to one bay, with further storage above and scope (subject to planning consent) to create ancillary accommodation if so desired.

Location

The village of Upper Timsbury is situated beside the River Test between Romsey and Stockbridge, on a prime stretch of the river referred to as 'Middle Test'. Nearby are fantastic walks and the historic Mottisfont Village with its famous abbey as well as the Kimbridge Barns and The Malthouse public house nearby. There is also a village hall, church and the market town of Romsey is nearby with its excellent array of shops and eateries. Schooling can be found with primary schools in Awbridge and Braishfield and Mountbatten Secondary school in Romsey for senior education as well as a range independent schools.

Postcode Region: SO51

General

Local Authority: Test Valley

Services: Mains gas, water and drainage, underfloor heating

Council Tax: Band G

EPC Rating: B

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

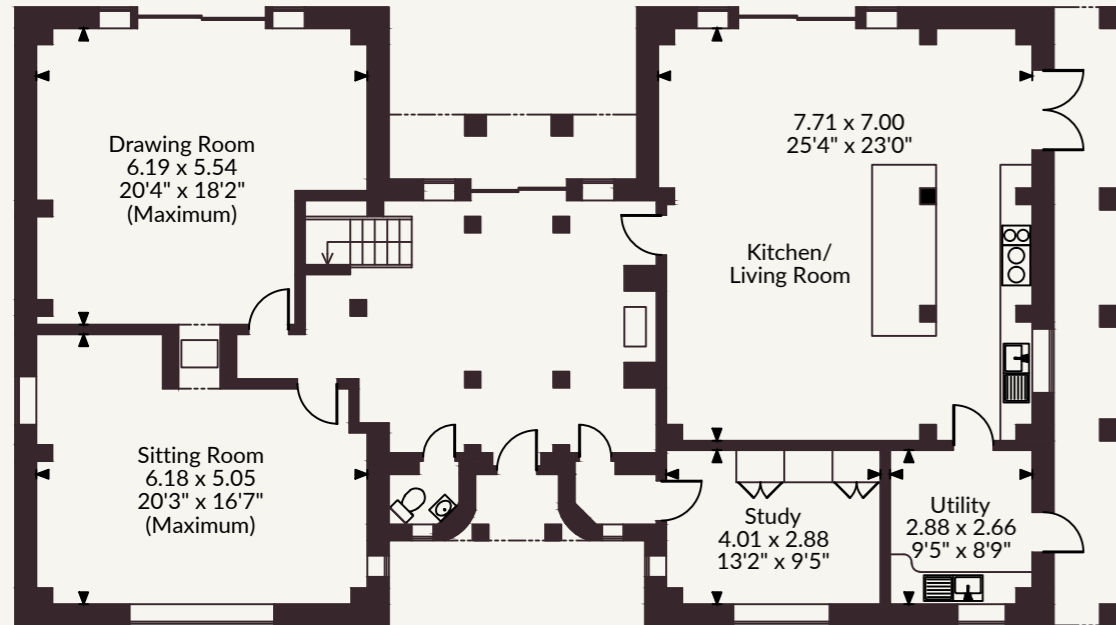
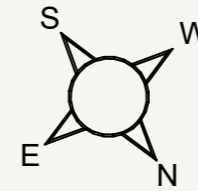


The Old Pond House, Rudd Lane, Upper Timsbury, Romsey

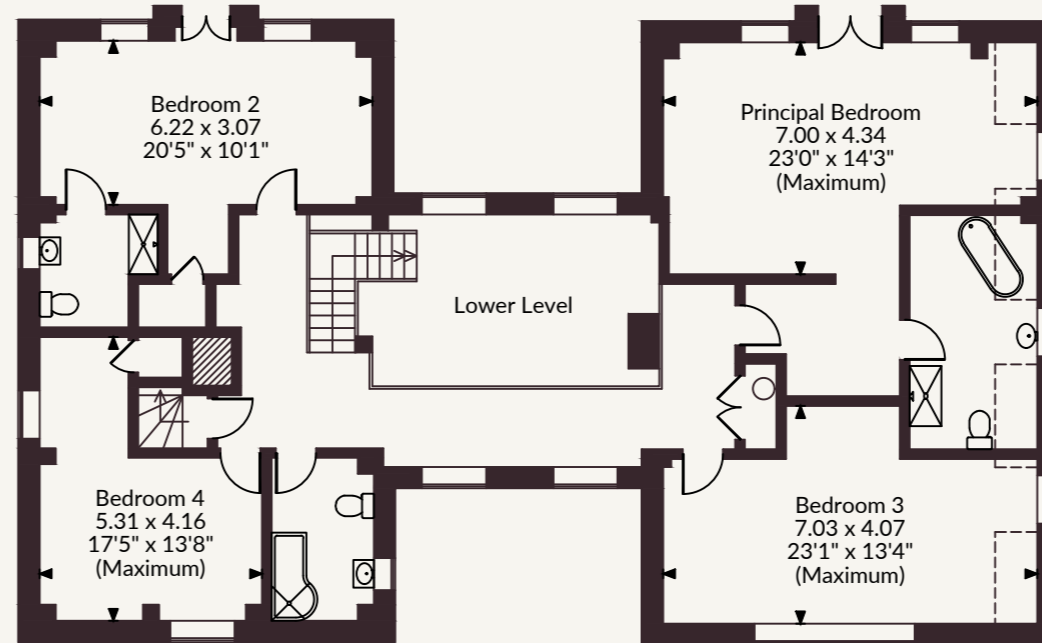
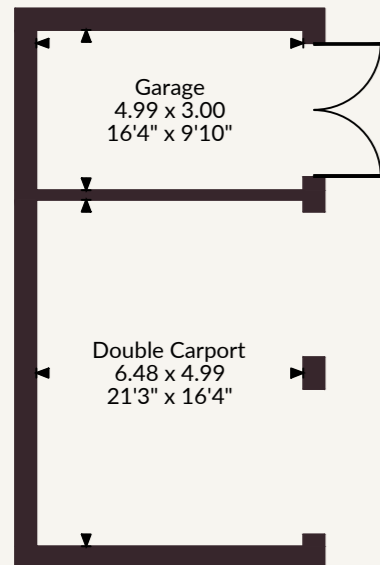
Main House internal area 3,718 sq ft (345 sq m)

Garage & Double carport internal area 519 sq ft (48 sq m)

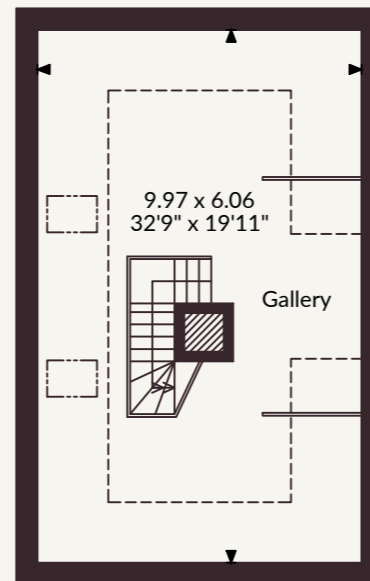
Total internal area 4,237 sq ft (394 sq m)



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8689754/JLW

Strutt & Parker Winchester

The Pump House, Garnier Road

01962 869999 | winchester@struttandparker.com

@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken 28th April 2026. Particulars prepared 1st May 2026.



Strutt
& Parker

Land and property. Since 1885.