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Hook Road, Ampfield, Romsey, Hampshire, SO51 9DB



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Set within the highly regarded village of Ampfield, this individual and impressive detached residence offers an exceptional blend of generous accommodation, stylish interiors and outstanding outdoor space.



•Impressive detached family residence in sought-after Ampfield •Generous and versatile accommodation •Beautifully presented throughout •Superb open-plan kitchen, dining/family room •Cinema room •Spacious principal reception room with feature fireplace •Five generous sized bedrooms and three bathrooms •Large formal study •Wonderful indoor/outdoor entertaining potential
Private, established and landscaped gardens •Exceptional heated swimming pool •Attractive paved terracing and outdoor seating areas •Double detached garage •Generous driveway providing extensive off-road parking and turning •Highly regarded village location •Convenient for Romsey, Chandlers Ford and Winchester and surrounding countryside

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ACCOMMODATION

Beautifully presented throughout, the property provides an enviable setting for both family life and entertaining, with a wonderful connection between the principal living spaces and the landscaped gardens, brought to life via various terraces and outdoor entertaining spaces. The accommodation on the ground floor provides a superb range of reception, guest bedrooms and ancillary rooms. The impressive open-plan kitchen, dining and family area is a particular feature, with bi-fold doors leading out to a wonderful, raised terrace with gas fire pit, creating a sociable and versatile space useable in all seasons. Further reception rooms are linked by a large oak-floored hallway and include a generous dual aspect sitting room with high ceilings, feature fireplace and double doors leading to a second large terrace adjacent to the pool area. Stairs down from this main reception room lead to the 15' x 12' Cinema Room with tiered seating for at least eight guests. The ground floor is further complemented by a large formal dining room, study and a double bedroom with en-suite facilities, ideal for older guests or multi-generational living requirements. Upstairs, the property continues to impress with four further well-proportioned bedrooms, with the primary bedroom enjoying a generous and modern en-suite. Bedrooms one and two also have direct access out onto large lit terrace areas perfect for entertaining or relaxing. Bedroom two is currently used as a gym, making the outdoor space ideal as a further exercise area. Outside, the property truly comes into its own. The extensive grounds provide a private and secluded backdrop, with established planting, mature trees and two superb terraces ideal for al fresco dining. A heated swimming pool creates a wonderful focal point and is complemented by a veranda from the main sitting room with a pizza oven and steps down to an outdoor kitchen space and poolside seating area, making this a particularly impressive home for enjoying the summer months. The rear garden also features a covered hot-tub area and has a large storage shed, neatly concealed by tree and shrub borders and benefiting from a double gated side accessway. To the front of the home, the gated frontage offers a large sweeping tarmac driveway with central water feature and parking for multiple vehicles as well as electric car charging point. There is side access to the rear garden to either aspect and the frontage is completed by a detached double garage.



SITUATION

Ampfield is ideally situated, with the historic market town of Romsey approximately 3 miles to the west, Chandler's Ford around 4 miles to the south-east, Winchester approximately 7 miles to the east and the commercial centre of Southampton around 9 miles to the south. The area is particularly well regarded for its excellent choice of schooling, with Ampfield and Romsey schools within catchment, together with a wide selection of private schools and colleges within easy reach. Chandler's Ford provides a convenient range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, public houses and leisure facilities, while also offering excellent road and rail connections, with the M3 and M27 readily accessible and Southampton Airport and Parkway railway station within easy reach. Romsey offers a further excellent range of shops, cafés, restaurants and recreational facilities, while the surrounding Test Valley countryside provides an abundance of beautiful woodland and rural walks, making the area particularly appealing to those who enjoy outdoor pursuits. Within Ampfield itself, local facilities include The White Horse public house and restaurant, the recently refurbished Potter's Heron hotel, pub and restaurant, offering stylish accommodation, dining and outdoor spaces, Ampfield Golf Course with its own restaurant, the village hall and café with a popular monthly market, as well as the cricket ground and new pavilion. Communications are excellent, with regular bus services running twice an hour to both Winchester and Romsey, while school bus services provide connections to King's School, King Edward's School, Peter Symonds College and Barton Peveril College. The surrounding area therefore offers an excellent balance of village life, countryside, highly regarded schooling and convenient access to the wider centres of Winchester, Romsey, Chandler's Ford and Southampton.



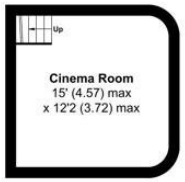




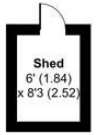


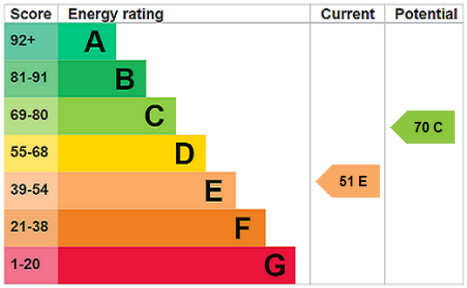
Approximate Area = 3920 sq ft / 364.1 sq m
Garage = 426 sq ft / 39.5 sq m
Outbuildings = 349 sq ft / 32.4 sq m
Total = 4695 sq ft / 436 sq m
For identification only - Not to scale

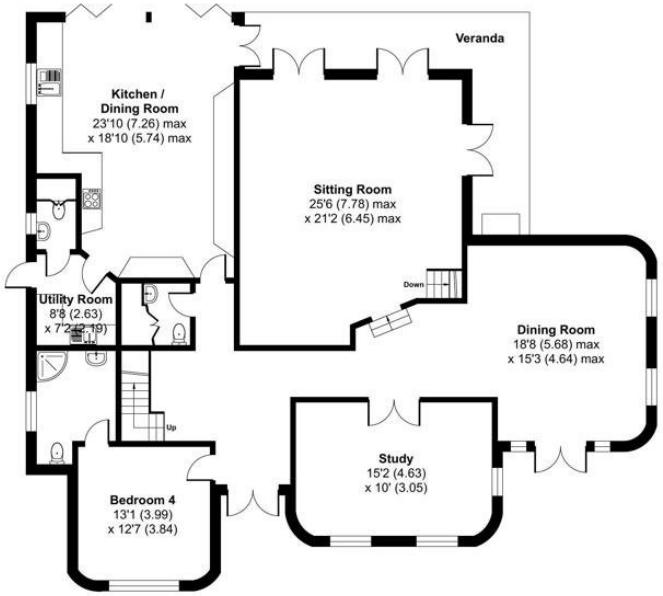




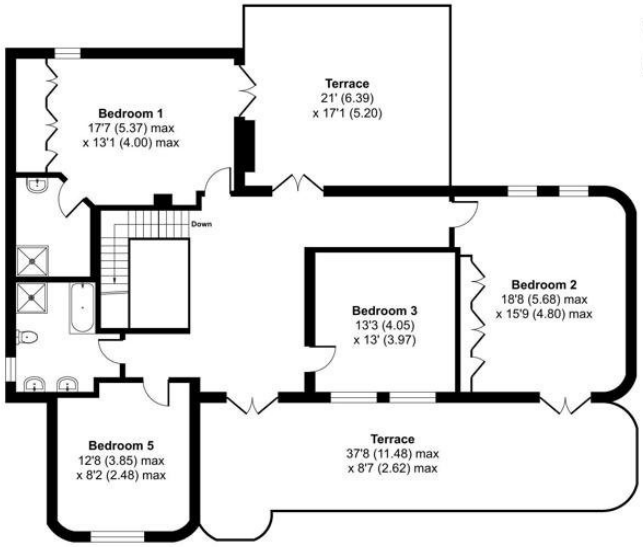
BASEMENT



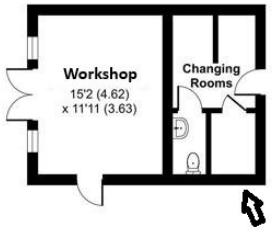




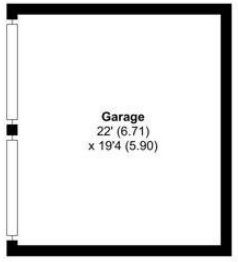
GROUND FLOOR



FIRST FLOOR



Pool Plant Room





Scan the QR code to find out
more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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LOCAL AUTHORITY
Test Valley Borough Council
Council Tax Band F

OFFERS IN EXCESS OF £1,700,000

TENURE
Freehold

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