



Good Rest | £900,000
Potters Heron Close, Ampfield, Hampshire, SO51 9BX





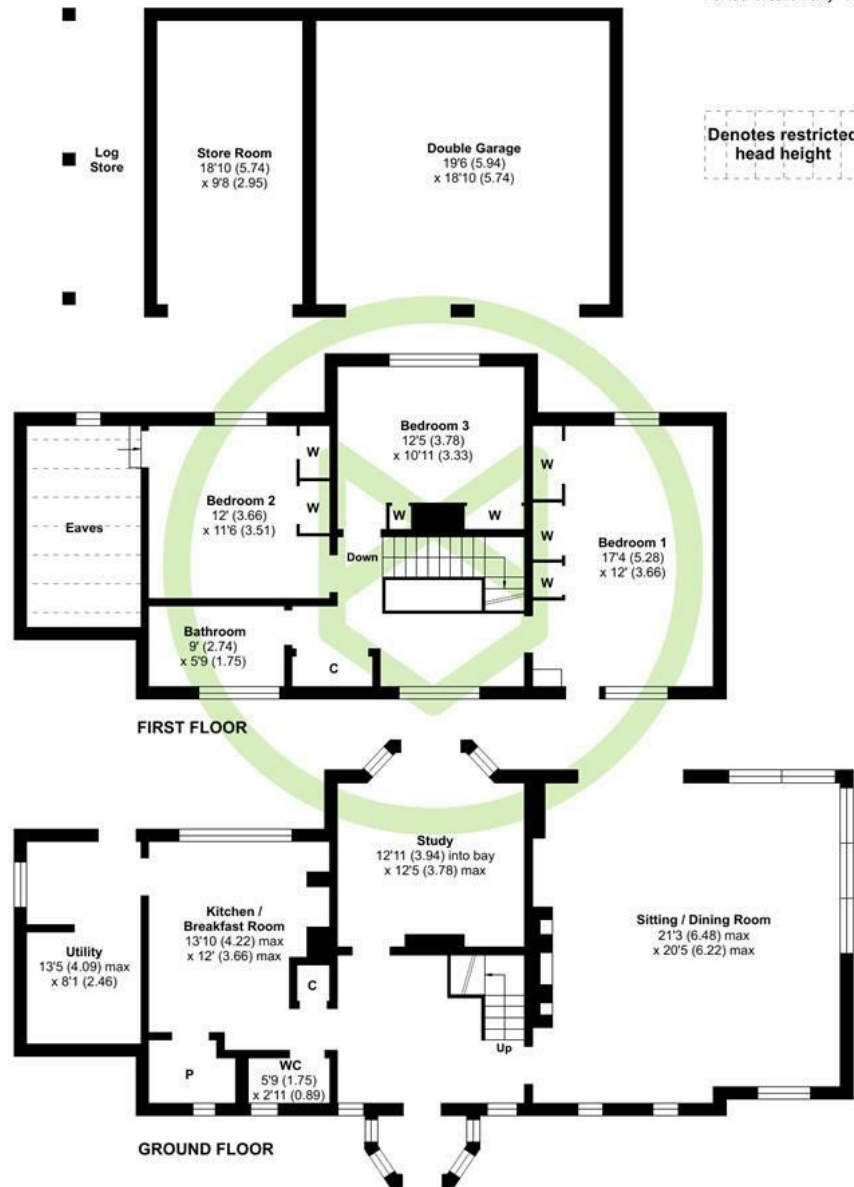
Good Rest, Potters Heron Close
Ampfield, Romsey, Hampshire, SO51 9BX

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Approximate Area = 2127 sq ft / 198 sq m (includes garage)
 Including Limited Use Area(s) = 109 sq ft / 10 sq m
 Outbuilding = 182 sq ft / 17 sq m
 Total = 2418 sq ft / 225 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Henshaw Fox Ltd REF: 805464

Summary

Located in the desirable village of Ampfield, this beautiful detached home offers a wealth of character and offers a plot measuring approximately 0.4 of an acre. The spacious and light accommodation offers three bedrooms, a four piece family bathroom, sitting room, dining room, kitchen/breakfast room, large hallway, ample driveway parking, garage, workshop and stunning gardens.

Summary

- Located within the corner of a quiet closed road
- Positioned within the village of Ampfield
- Near to Romsey, Winchester and Chandler's Ford
- Generous plot measuring approximately 0.40 of an acre
- Characterful detached home with a wealth of features
- Car barn with workshop attached
- Driveway parking for several vehicles
- Sitting/dining room with exposed oak beams, bi folding doors and wood burner
- Three generous bedrooms and four piece family bathroom
- No forward chain

EPC Rating

Energy Efficiency Rating
 Current E
 Potential A

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Ground Floor

The welcoming entrance hallway provides access to the first floor via the staircase, understairs storage, downstairs WC, sitting/dining room, study/home office, kitchen/breakfast room. The sitting/dining room is a wonderful living space with triple aspect views over the garden, bi fold doors, exposed oak beams, vaulted ceiling and wood burner. The kitchen/breakfast room has a built in double oven, five ring hob, space for further appliances, breakfast bar, access to the pantry, utility room, storage and cupboard and access to the rear garden. The study/home office is an excellent space to work from home and has the potential to be used for a bedroom or family room.

First Floor

The first floor landing provides access to the three bedrooms and family bathroom and airing cupboard. Bedroom one is a generous double room with double aspect over looking the front and rear of the property with built in wardrobes. Bedroom two, another double room, overlooks the rear of the home. Bedroom three, another double room, overlooks the rear garden, benefits from built in wardrobes and has access in to eaves storage. The bathroom has been refitted with a modern four piece suite comprising WC, wash basin, bath, shower cubicle and heated towel rail.

Outside

The gardens are a particular feature of the home with the plot measuring 0.40 of an acre in it's entirety. The rear garden is mainly laid to lawn with a raised patio area adjoining the rear of the home and side access is provided to the front of the home.

Parking

Parking is provided for several vehicles, the driveway leads alongside the home to the garage/workshop which has power and lighting.

Location

The picturesque and characterful village of Ampfield is located to the north east of Romsey, perfectly positioned for access to Romsey town centre, Winchester, the M27, M3 and beyond. This popular location benefits from a primary school, St Marks Church, Ampfield Golf Club, village hall and the popular White Horse public House.

Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Sellers Position

No forward chain

Tenure

Freehold

Age

1930s

Heating

Oil fired heating

Infant and Junior School

Ampfield CE School

Secondary School

The Romsey School

Council Tax

Band F - Test Valley Borough Council

Agents Note

The seller of this home is an employee of Henshaw Fox

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