



27 Morleys Green | £495,000
Ampfield, Romsey, Hampshire, SO51 9AT





27 Morleys Green
Ampfield, Romsey, Hampshire, SO51 9AT

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk





(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 569 SQ FT / 52.9 SQ M
FIRST FLOOR = 569 SQ FT / 52.9 SQ M
TOTAL = 1138 SQ FT / 105.8 SQ M
(EXCLUDING DOUBLE CAR BARN)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1178794)

Summary

A pristine end of terrace home, positioned on the edge of an exclusive eco-development, surrounded by meticulously maintained communal gardens, in the idyllic and desirable Village of Ampfield. The impressive accommodation comprises of three bedrooms, en-suite to principal room, family bathroom, open plan kitchen/dining area, useful cloakroom and sitting room with log burner. Outside, the property enjoys an enclosed and well maintained rear garden, double car barn and allocated parking.

Features

- Beautifully presented end of terrace house
- Three bedrooms
- Open plan kitchen/dining room
- Modern en-suite, family bathroom and downstairs cloakroom
- Car barn and further allocated parking
- Eco-development in the sought after Village of Ampfield

EPC Rating

Energy Efficiency Rating
Current C
Potential B

27, Morleys Green, Ampfield, Romsey, Hampshire, SO51 9AT

Ground Floor

Upon entry to the home, a spacious and inviting entrance hall provides access for the kitchen/dining room, sitting room, cloakroom, under stairs storage and stairs leading to the first floor landing. Onlooking the front garden, the open plan kitchen/dining room has a selection of wall and base storage units and is well stocked with fitted appliances including fridge/freezer, washing machine/dryer, dishwasher, oven and induction hob with extractor above. and induction hob. The bright and airy sitting room has double doors opening to the rear garden and charming log burner which acts as a real focal point to the room.private rear garden.

First Floor

Ascending to the first floor, the landing leads to three well-proportioned bedrooms, modern family bathroom and airing cupboard. The principal bedroom is a generous double with fitted dual wardrobes and stylish en-suite comprising walk in shower, WC, wash basin and heated towel rail. The remaining two bedrooms each have fitted storage and onlook the rear garden. The modern family bathroom features floor to ceiling tiles, shower over bath, WC, wash basin and heated towel rail.

Outside

Accessed via double doors from the sitting room, the rear garden is enclosed with a brick walled surround providing seclusion and enjoys a well-maintained lawn, adjoining patio, established shrubs, further seating area and useful pedestrian gate. The front garden is beautifully secluded by mature hedging.

Parking

Sheltered parking providing by car barns and further allocated parking

Location

Morleys Green is located within Ampfield village surrounded by the Ampfield Heritage Area, adjacent to the new village green and new village allotments, with footpath links to local amenities. The village itself benefits from a Church of England primary school, The Potters Heron Hotel, The White Horse Public House and nine hole golf course. The market town of Romsey is within a short drive with easy access to the Cathedral City of Winchester and commercial centre of Southampton providing direct rail links to London Waterloo.

Tenure

Leasehold

Lease Length

990 years remaining

Ground Rent

£250 per annum. Ground rent increase: Nil. In perpetuity

Service Charge

£645.69 per half year

Age

Constructed in 2015

Drainage

An eco-waste/water treatment centre on site

Heating

Electric

Council Tax

Test Valley - Band E

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

