



25 Doris Bunting Road | £465,000
Ampfield, Romsey, Hampshire, SO51 0DH





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



Summary

An impeccably presented detached home, built in 2018 and situated within the highly sought-after Kings Chase development. The light-filled accommodation includes a contemporary kitchen/dining room overlooking the rear garden, a comfortable sitting room, a practical downstairs cloakroom, and three well-proportioned bedrooms, including a principal bedroom with en-suite, plus a modern family bathroom. Outside, the property enjoys a private rear garden, a garage and driveway parking.

Features

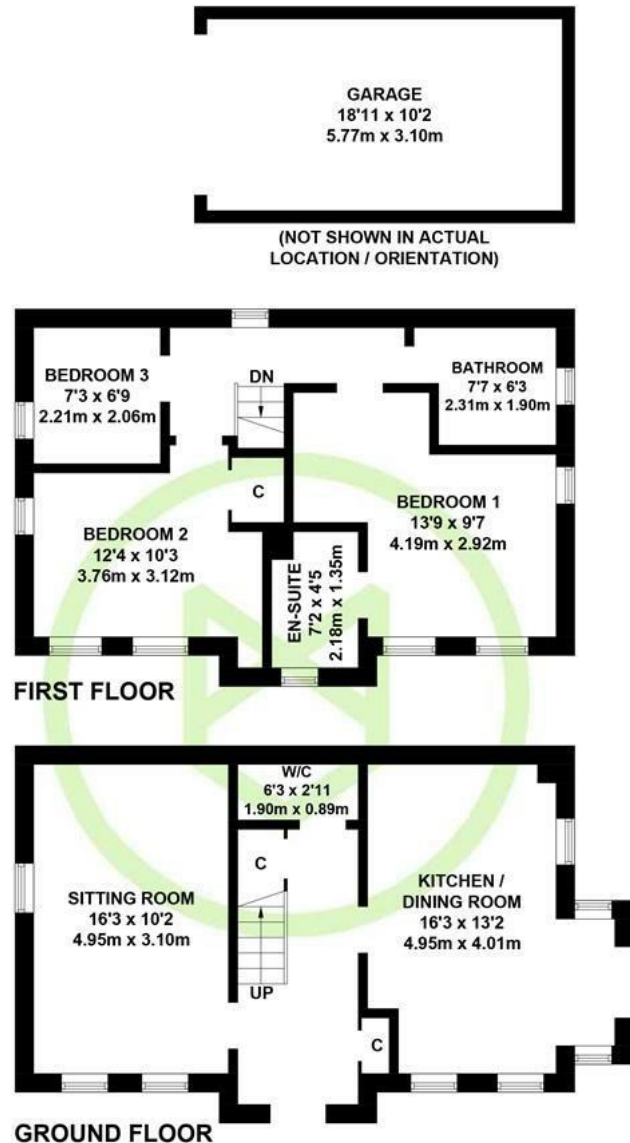
- Detached house fronting onto a pleasant green area
- Positioned fronting onto greenery, within the sought after Kings Chase development
- Three bedrooms
- En-suite to principal room, family bathroom and downstairs cloakroom
- Sitting room and kitchen/dining room
- Well maintained rear garden
- Driveway for two vehicles leading to garage

EPC Rating

Energy Efficiency Rating

Current - B

Potential - A



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 485 SQ FT / 45.1 SQ M
FIRST FLOOR = 465 SQ FT / 43.2 SQ M
GARAGE = 191 SQ FT / 17.8 SQ M
TOTAL = 1141 SQ FT / 106.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1203441)

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Ground Floor

Upon entering, the welcoming entrance hall provides access to the kitchen/dining room, sitting room, a convenient cloakroom with WC and wash basin, a useful storage cupboard, and stairs leading to the first-floor landing. The sitting room is a bright and spacious area, enhanced by dual-aspect windows that allow plenty of natural light. The kitchen/dining room is well-equipped with a range of wall and base units, an integrated dishwasher, fridge/freezer, oven with hob and extractor above and plumbing for a washing machine. Double doors open directly onto a patio area in the rear garden, perfect for outdoor dining or relaxation.

First Floor

The first-floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a generous double, complete with an en-suite featuring a shower unit, WC, and wash basin. Bedroom two is also a double room and benefits from a built-in storage cupboard. Bedroom three is a well-sized single room, ideal for use as a study or guest room. The family bathroom is fitted with a bath with shower over, WC, and wash basin.

Outside

The rear garden is predominantly laid to lawn and complemented by a spacious adjoining patio, ideal for outdoor seating and entertaining. Gate provides useful pedestrian access.

Parking

Driveway parking for two vehicles leading to garage

Location

Kings Chase is a modern development to the north/east of Romsey, a short walk away from the renowned 'Sir Harold Hillier Gardens'. The development has an established community and benefits from some beautiful walks, 'Ganger Farm Sports Park' with excellent sports facilities, a nearby 'Co-Op' and other amenities.

Tenure

Freehold

Sellers Position

Buying on

Estate Charge

£181.24 per annum

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

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.

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