



1 Green Pond Lane | £485,000  
Ampfield, Romsey, Hampshire, SO51 9BS







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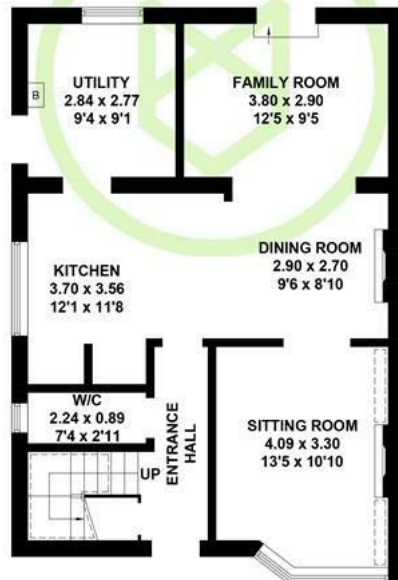


## Summary

Located within a quiet closed road in the desirable village of Ampfield. This beautifully presented semi detached home offers spacious and light accommodation throughout comprising three bedrooms, family bathroom, sitting room with wood burning stove, open plan kitchen/dining room, family room, utility room, generous rear garden and driveway parking for several vehicles.



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 708 SQ FT / 65.8 SQ M  
FIRST FLOOR = 465 SQ FT / 43.2 SQ M  
TOTAL = 1173 SQ FT / 109 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1211829)

## Features

- Stunning setting within a quiet closed road
- Wonderfully light home with a generous amount of living space and three good size bedrooms
- Family bathroom and downstairs cloakroom
- Sitting room, family room and kitchen/dining room
- Separate utility area
- Beautifully maintained and enclosed rear garden
- Driveway parking for several vehicles

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C



# 1, Green Pond Lane, Ampfield, Romsey, Hampshire, SO51 9BS

## Ground Floor

The entrance hallway provides access to the first floor via the staircase, the downstairs cloakroom and the kitchen/dining room. The cloakroom has been fitted with a white suite comprising WC, wash hand basin. The kitchen/dining room is a fantastic social space for both families and entertaining alike the perfect space for modern living. The kitchen has been fitted with a range of cupboards and drawers, space for rangemaster style oven, fitted breakfast bar, access is provided to the utility room, the dining room and the sitting room and the wood burning stove provides the perfect focal point. The family room offers space for an additional seating suite and double doors open out to the rear garden. The sitting room has a wood burning stove as the focal point and a bay window overlooks the front of the property. The utility room has floor mounted boiler, a range of fitted cupboards, space and plumbing for the washing machine and space for the tumble dryer.

## First Floor

The first floor landing provides access to the three bedrooms, the bathroom and the airing cupboard. Bedroom one is a good size double room with a window overlooking the front of the property. Bedroom two another double room overlooks the rear garden and bedroom three is a good size single room also overlooking the rear garden. the bathroom has been fitted with a modern white suite

## Outside

To the rear of the property, a generous patio provides an ideal space for outdoor dining and entertaining, seamlessly connecting to the home. Steps lead up to a well-maintained lawn, offering a safe and attractive play or relaxation area. The garden is bordered by mature hedging, ensuring a high degree of privacy, and enjoys a tranquil outlook backing onto peaceful woodland. A side pedestrian gate provides convenient access to the front of the property.

## Parking

Driveway parking for several vehicles

## Location

Green Pond Lane is located within Ampfield, 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

Freehold

## Heating

Oil

## Drainage

Private

## Council Tax

Test Valley - Band D

## 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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