



Rushford | £1,500,000

37 Straight Mile, Ampfield, Romsey, Hampshire, SO51 9BB





# Rushford

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# Summary

An exceptional home located on the Straight Mile, offering approximately 4,935 Sq. Ft of accommodation, the added benefit of a self contained annexe, surrounded by immaculately kept and private gardens measuring approximately 0.50 of an acre. The home comprises five/six double bedrooms, the first floor enjoys four of the bedrooms, with the principle bedroom benefiting from a walk in wardrobe, a four piece ensuite and Juliet balcony overlooking the southerly facing gardens, and bedroom two also has access to a walk in wardrobe and en-suite. The ground floor has a striking entrance hallway, kitchen/dining/family room, sitting room, study, play room/bedroom and self contained annexe with living room, kitchenette and shower room. A gated driveway provides parking for several vehicles and leads to the double garage.

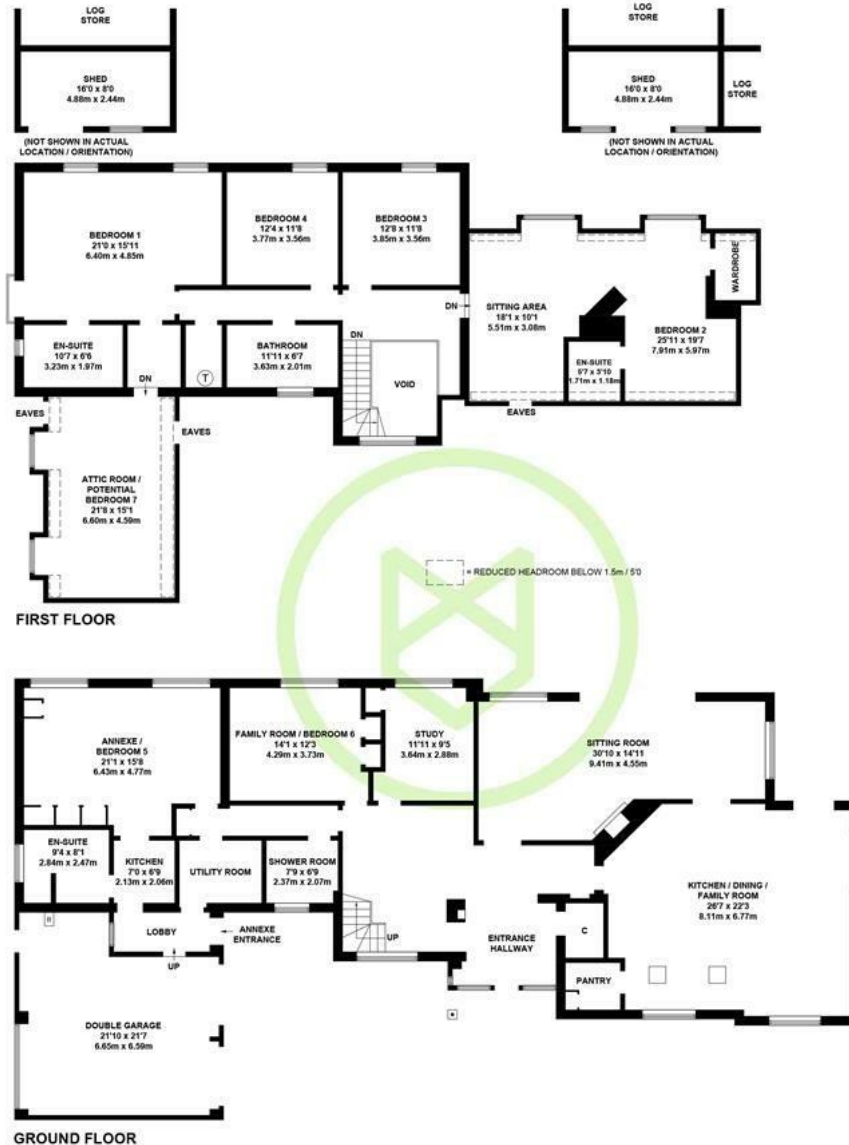
## Features

- A beautiful detached home located on the Straight Mile, one of the areas most sought after locations
- Offering approximately 4,935 sq ft of space and a generous plot of 0.50 of an acre
- Self contained annexe, ideal for a family member or income potential
- Six bedrooms, three en-suites, a family bathroom and further shower room
- Kitchen/dining/family room with vaulted ceiling and wood burning stove
- Southerly facing gardens offering privacy and seclusion
- Gated driveway parking for several vehicles and double garage

## EPC Rating

Energy Efficiency Rating  
Main Dwelling  
Current: C  
Potential: C

Annexe  
Current: C  
Potential: C



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 2906 SQ FT / 270.0 SQ M  
FIRST FLOOR = 2029 SQ FT / 188.5 SQ M  
OUTBUILDINGS = 258 SQ FT / 24.0 SQ M  
TOTAL = 5193 SQ FT / 482.5 SQ M  
(INCLUDING ANNEXE / GARAGE)

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1224042)

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## 37 Straight Mile, Ampfield, Romsey, Hampshire, SO51 9BB

### Ground Floor

The tone for this impressive home is immediately set by the stunning entrance hallway, where a vaulted ceiling and floor-to-ceiling windows flood the space with natural light. Underfloor heating adds warmth and comfort. Designed for modern living, the kitchen/dining/family room is perfect for both entertaining and everyday family life. Featuring a partially vaulted ceiling, skylights, and a cosy wood-burning stove, it combines style and practicality in equal measure. The kitchen is fitted with a range of soft-closing cupboards and drawers, a large central island, a Rangemaster Professional+ oven with matching extractor canopy, and an integrated dishwasher, there is also space for an American-style fridge/freezer. A walk-in pantry provides additional storage and houses a boiler and water softener. The spacious sitting room boasts bi-folding doors opening directly onto the garden, as well as a fireplace that serves as an attractive focal point. A separate study overlooks the rear garden and includes built-in storage—an ideal room for working from home. An adjacent reception room offers flexibility to suit various needs—whether as a sixth bedroom, reading room, second sitting room, or playroom, this room has built in storage. Directly opposite, a sleek shower room features a WC, wash basin with vanity storage, an enclosed shower cubicle, and a heated towel rail. The utility room offers dedicated space for laundry appliances and leads to the rear lobby, which provides access to both the front and rear of the property, the double garage, and the self-contained annexe.

### Annexe

The self-contained annexe can be accessed either independently from the front of the home via the inner lobby or directly from the main dwelling, offering flexibility for multigenerational living, guest accommodation, or potential rental income. A generously sized living room provides ample space for both seating and sleeping, with fitted storage and room for a double bed. The annexe also benefits from a kitchenette and a spacious four-piece bathroom featuring a WC, wash basin, bath, enclosed shower cubicle, and heated towel rail. A door from the inner lobby leads out to the main garden, allowing annexe residents to enjoy private access to the beautifully landscaped outdoor space and private patio.

### First Floor

The first-floor galleried landing provides access to all four double bedrooms, the family bathroom, and an airing cupboard. The principal bedroom enjoys views over the rear gardens, with double doors opening onto a Juliet balcony that enhances the light and sense of space. A luxurious en-suite bathroom features a four-piece suite including a WC, wash basin with built-in storage, bath with shower attachment, walk-in shower, and heated towel rail. A dressing area leads into an additional versatile room, ideal as a dressing room, private study, or home gym. Bedroom two is a generously sized double, complete with a cosy sitting area, walk-in wardrobe, and an en-suite shower room with WC, wash basin with storage, enclosed shower cubicle, and heated towel rail. Bedrooms three and four are both well-proportioned doubles, enjoying pleasant views over the rear garden. The contemporary family bathroom is finished with a sleek white suite, comprising WC, wash basin with storage, bath with shower attachment, and a walk-in shower and heated towel rail.

### Outside

Rushford occupies a beautifully maintained plot of approximately 0.50 acres, offering exceptional privacy and outdoor living space, the rear of the home enjoys a pleasant southerly aspect. The charming and immaculately kept rear garden is predominantly laid to lawn and framed by established hedging and mature trees, creating a tranquil and secluded setting. A spacious paved terrace provides the perfect spot for alfresco dining, entertaining, or simply unwinding in peaceful surroundings. Additional features include two large garden sheds and a greenhouse, all discreetly positioned behind the double garage. A side gate allows convenient access to the front of the property.

### Location

The property enjoys a prominent position along the sought-after Straight Mile, ideally located within easy reach of Romsey, Chandler's Ford, and Winchester. This well-connected setting offers the perfect balance of rural charm and convenience. The nearby village boasts a welcoming community feel, featuring a church, village hall, and several highly regarded pubs. Just 2.5 miles to the south-west lies the historic market town of Romsey, offering a wide range of amenities including independent shops, pubs, schools, and everyday essentials. Romsey railway station provides excellent links to Southampton and Salisbury, making it ideal for commuters and families alike.

### Sellers Position

No forward chain

### Age

1950s

### Tenure

Freehold

### Heating

Gas central heating

### Infant and Junior School

Cupemham Infant and Junior School

### Secondary School

Romsey School

### Council Tax

Test Valley Borough Council

Main Dwelling Band H

Annex Band A

### Disclaimer Property Details

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 and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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