



36 Ganger Farm Way | £485,000
Ampfield, Romsey, Hampshire SO51 0DG

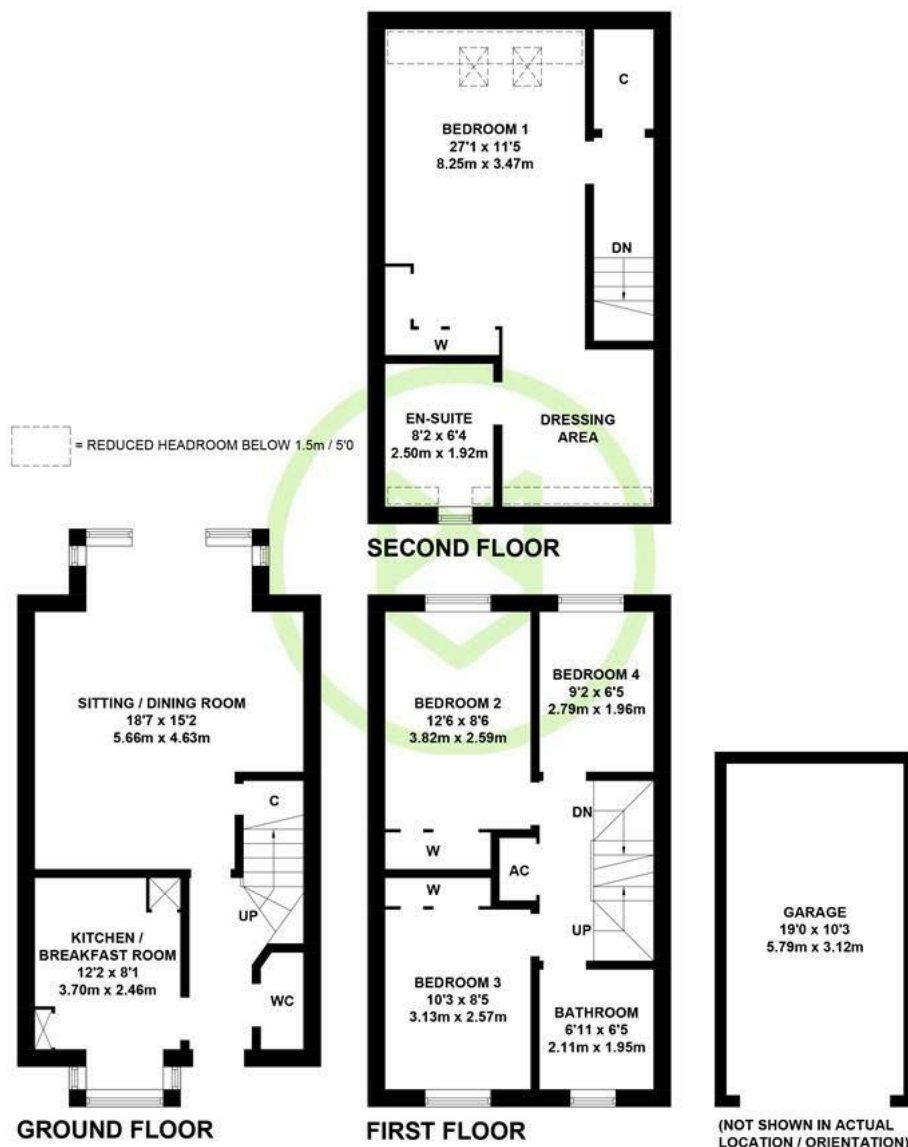




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Ampfield, Romsey, Hampshire SO51 0DG

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 433 SQ FT / 40.2 SQ M
 FIRST FLOOR = 422 SQ FT / 39.2 SQ M
 SECOND FLOOR = 422 SQ FT / 39.2 SQ M
 GARAGE = 194 SQ FT / 18.0 SQ M
 TOTAL = 1471 SQ FT / 136.6 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1252749)

Summary

This immaculate home, constructed in 2019, is superbly positioned with picturesque views over peaceful green spaces within the desirable 'Kings Chase' development. Just a short walk from the acclaimed 'Sir Harold Hillier Gardens', the property offers bright, spacious and impressively maintained accommodation throughout. The interior comprises four generous bedrooms, including an en-suite to the principal bedroom, a contemporary family bathroom, a versatile study/fourth bedroom, a welcoming sitting/dining room, a modern kitchen/breakfast room and a convenient downstairs WC. Externally, there is a beautifully landscaped west-facing rear garden, driveway parking and a garage

Features

- Immaculate semi-detached townhouse, positioned on the desirable 'Kings Chase' development
- Constructed by Barratt Homes in 2019 and sold with a remainder of 10 year NHBC guarantee
- Beautifully landscaped rear garden, enjoying a westerly facing aspect
- Four bedrooms, en-suite shower room to principal room and a family bathroom
- Open plan sitting/dining room which opens to the rear garden
- Driveway parking leading to garage
- Excellent local amenities, including a shop, sports centre and nearby walks

EPC Rating

Energy Efficiency Rating
 Current B
 Potential A

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Ground Floor

The entrance hallway provides access to the first-floor staircase, the downstairs WC, the kitchen/breakfast room and the sitting/dining room. Positioned at the rear of the property, the open plan sitting/dining room offers a generous and inviting space for relaxation and entertaining, featuring a bay window with double doors that open onto the beautifully landscaped, westerly-facing rear garden. To the front of the home, the kitchen/breakfast room enjoys a pleasant outlook through its bay window and is fitted with an extensive range of contemporary cupboards and drawers, together with integrated appliances including a fridge/freezer, dishwasher, plumbing for washing machine, oven and gas hob with extractor over.

First Floor

The first-floor landing gives access to the second floor via the staircase, along with three bedrooms and the family bathroom. Bedrooms two and three are both generous doubles, with each featuring fitted wardrobes. Bedroom four is a well-proportioned single room, ideal as a guest bedroom or an excellent study/home office. The family bathroom is beautifully presented, fitted with a modern suite comprising a WC, wash basin and bath with shower over.

Second Floor

The second-floor landing leads to a spacious storage cupboard and the impressive principal bedroom. This generously proportioned double room features bespoke fitted wardrobes and an elegant vaulted ceiling, creating a light and airy ambience. A door opens to the pristine en-suite, beautifully appointed with a contemporary suite comprising a WC, wash basin and shower cubicle.

Outside

The rear garden has been beautifully and thoughtfully landscaped to create an immaculate outdoor retreat. A spacious adjoining patio provides the perfect setting for al fresco dining and entertaining, while a step leads up to a neatly finished area of artificial lawn for easy maintenance. A side gate offers convenient access to the driveway, and the garden enjoys a delightful westerly aspect, capturing the afternoon and evening sun.

Parking

Driveway parking for several 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.

Sellers Position

Looking for forward purchase

Age

2019

Tenure

Freehold

Estate Charge

Approximately £200 per annum

Heating

Gas central heating

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey School

Council Tax

Band E - Test Valley Borough Council

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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