



Offers In Excess Of £585,000

4 Bedroom Detached House for sale

57 Ganger Farm Way, Ampfield, Romsey



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SALES AND LETTINGS



Overview

This Ganger Farm, Romsey home offers a modern, open-plan kitchen/living area with garden access. The property provides spacious bedrooms, including a master with an en-suite. Beyond the home, enjoy excellent local amenities like **Ganger Farm Sports Park** with its diverse facilities, top-rated **schools** (Halterworth, The Romsey School, Embley), and beautiful **walks and cycle paths** connecting to local attractions. An ideal family home in a vibrant community.



Key Features

- Private & Spacious Rear Garden
- Bright Open-Plan Kitchen/Living
- Prime Location for Sports & Leisure
- Access to Highly-Regarded Schools
- Large Drive & Garage
- Quiet End of Cul-de-sac
- David Wilson construction
- High Specification Throughout









Welcome to your dream family home at Ganger Farm, Romsey! This stunning property offers the perfect blend of modern living and comfort, ideally situated for families. The heart of the home is a spacious, open-plan kitchen and living area, bathed in natural light, with stylish white cabinetry and direct access to the garden through large bi-fold doors – ideal for entertaining and family gatherings.

Step outside to a generous, private garden, perfect for children to play or for alfresco dining on warm evenings. The master bedroom is a peaceful sanctuary with ample space and easy access to a sleek en-suite bathroom. Additional bedrooms are bright and comfortable, and the main bathroom offers a contemporary suite.

Beyond the doorstep, Ganger Farm boasts fantastic local amenities. You're just a short walk from ****Ganger Farm Sports Park****, a state-of-the-art facility offering pitches for football and rugby, an AstroTurf for hockey, a pavilion with a cafe, and even a weekly Parkrun – perfect for active families! The area is served by ****excellent schools****, including primary options like Halterworth Community Primary School and secondary choices such as The Romsey School and the independent Embley. Enjoy the surrounding ****beautiful walks and cycle paths****, with direct links to Sir Harold Hillier Gardens and the wider Romsey countryside, offering idyllic escapes right on your doorstep. Don't miss this opportunity to secure a fantastic family home in a truly vibrant community!

Entrance Hall

6' 4" x 8' 4" (1.95m x 2.55m)

Step into this bright and welcoming hallway, setting the tone for a spacious and modern home. Crisp white walls and light-coloured tiled flooring create an airy

and expansive feel, reflecting ample natural light. To your left, a wide opening leads into a comfortable reception room, offering a glimpse of a plush sofa and a bay window, promising a relaxing retreat. Straight ahead, the conveniently located cloakroom is discreetly positioned behind the closed white door, a practical addition for guests and daily family life. To the right, another opening leads towards the heart of the home, likely the open-plan kitchen and living area, offering a sense of flow and connectivity, while the carpeted staircase gracefully ascends to the first floor, hinting at further living spaces above.

Living Room

11' 8" x 20' 9" (3.58m x 6.33m)

This versatile reception room is a canvas awaiting your personal touch, offering a superb space for both relaxation and entertaining. Flooded with natural light from multiple large windows, it boasts an inherently bright and airy atmosphere thanks to its generous dimensions and neutral décor. The expansive footprint easily accommodates a large seating arrangement, ideal for family comfort or social gatherings. The clever placement of windows ensures excellent natural illumination throughout the day, creating a perpetually inviting ambiance. With its clean lines and adaptable layout, this room provides the perfect foundation to create your ideal living area, whether you envision a cozy family hub, a sophisticated entertainment zone, or a tranquil reading retreat. This is a truly adaptable space, ready to be transformed into your perfect sanctuary.

Family Living Kitchen

15' 7" x 20' 11" (4.75m x 6.38m)

This exceptional living space is the true heart of the home, designed for seamless modern living and effortless entertaining. Bathed in natural light streaming through expansive double doors, the area boasts a bright, airy ambiance enhanced by its crisp white walls and elegant tiled flooring.

The contemporary kitchen, equipped with ample storage and sleek countertops, integrates flawlessly with a dedicated dining area – perfect for family meals or dinner parties. Beyond, a comfortable lounging zone invites relaxation, creating a perfect trifecta of culinary, dining, and leisure spaces. These magnificent bi-fold doors open directly onto the garden, effortlessly blending indoor comfort with outdoor enjoyment, making alfresco dining or simply watching children play an everyday delight. This versatile hub is truly built for the rhythm of family life and social gatherings, promising comfort and convenience in equal measure.

Utility Room

5' 6" x 5' 10" (1.70m x 1.79m)

This incredibly practical utility room offers essential convenience and clever

storage solutions. Featuring modern white cabinetry above and below a contrasting dark countertop, it provides ample space for laundry tasks with a washing machine neatly integrated. The room benefits from excellent natural light via a part-glazed external door, allowing direct access to the outdoors – ideal for airing laundry or muddy boots. Beyond its immediate functionality, a hidden pantry (not visible but implied from the prompt) ensures that dry goods and less frequently used kitchen items can be neatly tucked away, keeping the main living areas clutter-free. This dedicated space efficiently handles household chores while maintaining a clean and organised environment.

Downstairs Toilet

3' 1" x 5' 8" (0.95m x 1.75m)

Tucked neatly by the stairs, this practical cloakroom is a testament to clever space utilization. Designed with simplicity in mind, its plain white décor creates an instantly clean and bright ambiance, making the most of the compact area. It features a modern, back-to-wall toilet, seamlessly integrated for a streamlined look, and a pristine white hand wash basin. The minimalist design ensures that even in this smaller footprint, functionality is paramount, providing an essential convenience for residents and guests alike. The crisp white palette also enhances the sense of space, making this discreetly located cloakroom both efficient and inviting.

Rear Garden

This generously sized, well-maintained rear garden offers a fantastic private outdoor space, perfect for both relaxation and recreation. Primarily laid to a lush green lawn, it provides ample room for children's play, summer gatherings, or simply enjoying the sunshine. The garden is securely enclosed by sturdy wooden fencing and an attractive brick wall, ensuring privacy and safety.

Direct access to the home's interior is provided by elegant double doors, seamlessly connecting the indoor living areas with this inviting outdoor extension. A paved pathway runs along the side of the house, offering practical access. The clear sky above, dotted with fluffy white clouds, suggests plenty of opportunities for sunny days. This versatile garden provides a superb canvas for any family, offering a tranquil retreat just steps from the main living space.

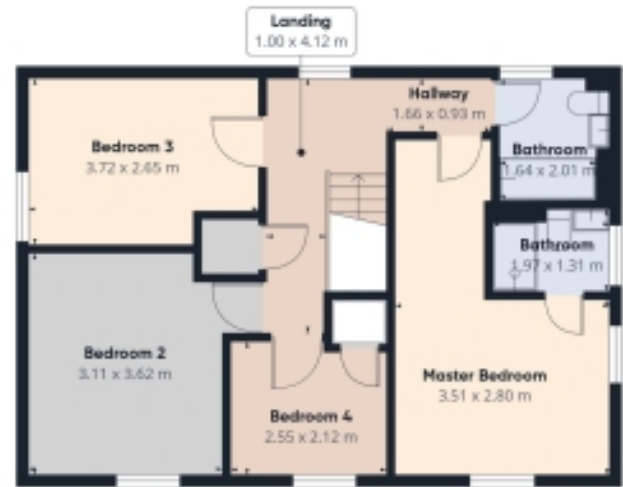
Garage

This versatile garage space offers excellent potential for storage, a workshop, or even conversion (subject to planning permissions). The interior features robust exposed brick walls and an open rafter ceiling, providing a practical and adaptable environment.

Floorplans



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
134.7 m²
Reduced headroom
1 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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