



Hill House, Ampfield, Hampshire





An impressive and substantial house in an **elevated position**, with views over neighbouring countryside.

Summary of accommodation

Reception hall | Drawing room | Dining room | Conservatory | Study | Kitchen/breakfast room | Utility room
Ground floor bedroom with en suite bathroom | Cellar

Principal bedroom with en suite bathroom | Guest bedroom with en suite bath/shower room and dressing area
Three further bedrooms (one en suite) | Family bathroom with separate cloakroom

Cottage: Sitting room | Dining room | Kitchen | Cloakroom | Two en suite double bedrooms

Outbuildings: Games room with shower room | Pool house with cloakroom

Tennis court | Swimming pool | Garden | Paddocks

In all about 3.941 acres

Distances

Romsey 3.4 miles, Southampton Airport 7.6 miles, Winchester 8.5 miles (London Waterloo from 58 minutes)
(All distances and times are approximate)



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The property

Hill House is a wonderful family home, with the main property consisting of over 4200 sq ft of accommodation. The rooms are well-proportioned, many with spectacular views.

From the entrance hall, doors lead to the main reception rooms and kitchen. The large drawing room has a bay window with sash windows and a woodburner. French doors lead to the west-facing conservatory which in turn has double doors leading to the garden. The elegant dining room has parquet flooring, a bay window and open fireplace. There is a generously-sized kitchen/breakfast room with fitted units and double doors to a stone terrace. There is an extremely useful utility room with access to both the front and back of the property. The ground floor double bedroom has an en suite bath/shower room. The remainder of the ground floor is made up of a study and cloakroom.

Upstairs, the principal bedroom has south and west views from the bay window, a wall of fitted wardrobes and an en suite bathroom. There is a substantial guest suite with an en suite bath/shower room and adjoining dressing area. Three further bedrooms and a family bathroom make up the remainder of the first floor.





Cottage

Within the grounds is a separate cottage with a large kitchen, a sitting room and separate dining room with double doors to the terrace and garden. Upstairs are two double bedrooms with en suite bathrooms. Adjoining the cottage is a double garage, store and workshop.

Gardens and grounds

Hill House is approached via a gravel drive with a turning circle and plenty of parking space. Within the grounds is a hard tennis court and heated outdoor swimming pool with a paved surround. There is a separate building used as a games room with a shower room. Immediately to the rear of the house is a terrace to enjoy the evening sun.

Location

The house is on the edge of the village of Ampfield, situated in the Test Valley close to the market town of Romsey. Ampfield is a popular village with a great community, primary school and a range of local amenities. Nearby Romsey has a railway station as well as a variety of local shops including Waitrose.



There are regular direct trains to London Waterloo from Winchester railway station (approximately 58 minutes). Ampfield Primary and The Romsey Secondary are the catchment area schools. The surrounding area has a range of highly regarded schools including Farleigh, King Edward VI, Embley, St Swithun's School for girls, Winchester College for boys, Godolphin, Stroud, and Peter Symonds Sixth Form College. As well as Prince's Mead, Twyford and Pilgrims' prep schools.

What3Words: <https://what3words.com/majors.anchors.elections>

Post Code: SO51 9BE

Property information

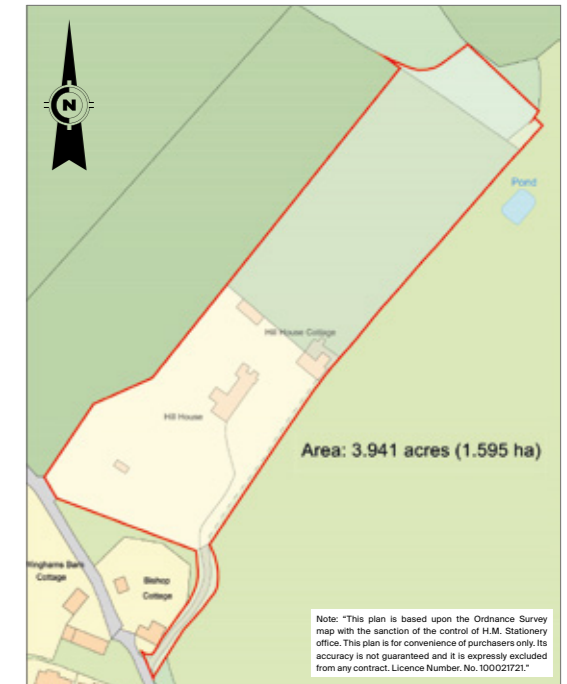
Tenure: Freehold

Local Authority: Test Valley Borough Council

Council Tax: Band H

EPC Ratings: Hill House – D, Annexe – C

Guide Price: £2,500,000



Approximate Gross Internal Floor Area
Main House = 4293 Sq Ft / 398.83 Sq M
Cottage = 1982 Sq Ft / 184.18 Sq M
Garage = 415 Sq Ft / 38.53 Sq M
Games Room = 500 Sq Ft / 46.42 Sq M
Pool House = 160 Sq Ft / 14.86 Sq M
Total = 7350 Sq Ft / 682.82 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

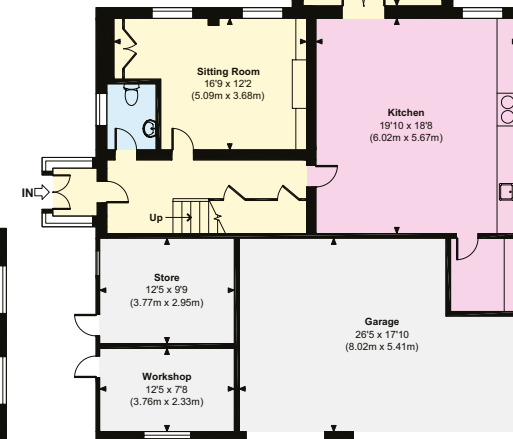
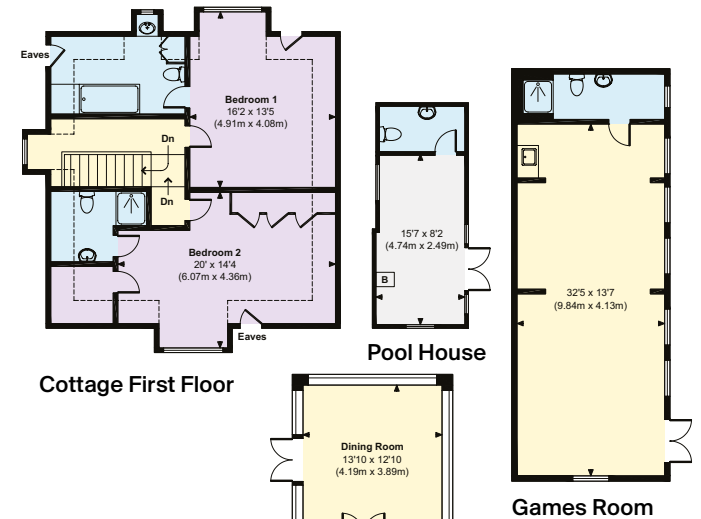


First Floor



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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