



15 Scoreys Crescent | £550,000
Ampfield, Romsey, Hampshire, SO51 0DP





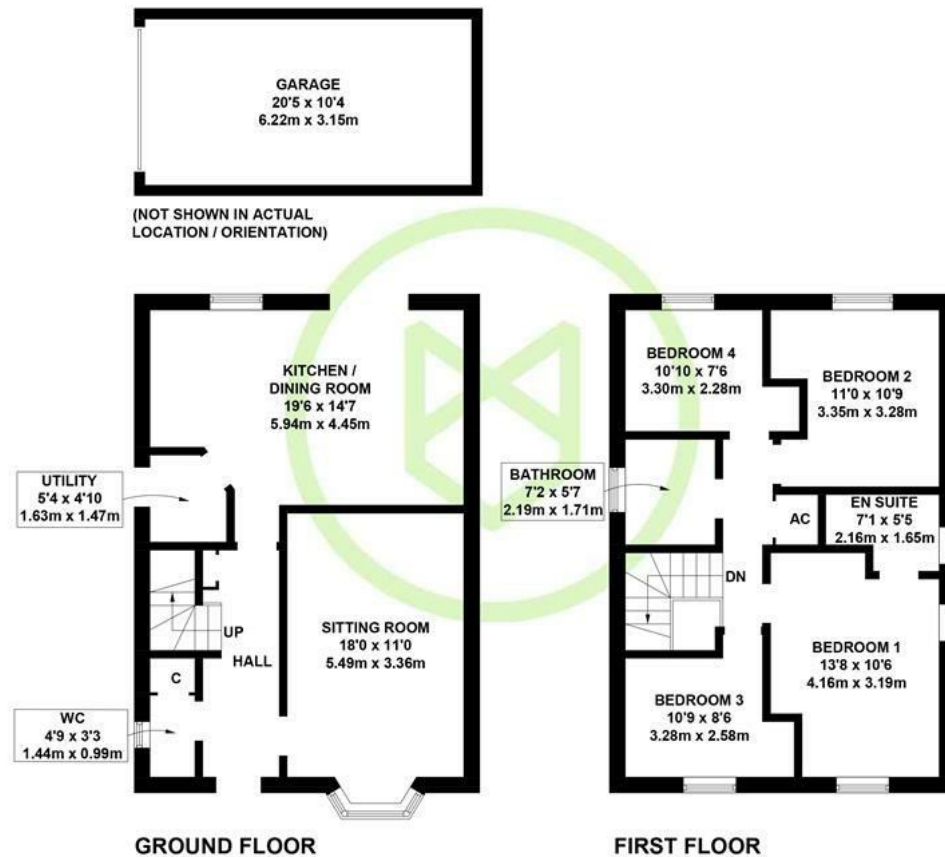
15 Scoreys Crescent
Ampfield, Romsey, Hampshire, SO51 0DP

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Summary

A beautifully presented and wonderfully designed detached home, forming part of the highly desirable 'Kings Chase' development and built by David Wilson Homes in 2019. This outstanding property provides generous and well-planned living space, including four well-sized bedrooms, with a principal suite benefiting from its own en-suite shower room, alongside a stylish family bathroom. On the ground floor, there is a light-filled sitting room featuring an attractive bay window, a cloakroom, and an impressive open-plan kitchen/dining area to the rear, further enhanced by a separate utility room. Outside, the surprisingly spacious rear garden enjoys a sought-after westerly aspect. There is a private driveway to the front leading to garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 573 SQ FT / 53.3 SQ M
FIRST FLOOR = 566 SQ FT / 52.6 SQ M
GARAGE = 210 SQ FT / 19.5 SQ M
TOTAL = 1349 SQ FT / 125.4 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1297206)

Features

- Impeccably presented detached home, built by David Wilson Homes in 2019
- Four well-proportioned bedrooms
- Spacious open-plan kitchen and dining area, complemented by a practical utility room
- Principal bedroom with en-suite shower room, alongside a family bathroom and ground floor cloakroom
- Surprisingly spacious rear garden enjoying a westerly facing aspect
- Private driveway leading to garage
- Situated within the highly regarded 'Kings Chase' development on the edge of Romsey

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Ground Floor

Stepping inside, a welcoming and light-filled hallway sets the tone for the home, leading through to the principal reception spaces. From here, there is access to a well-proportioned living room, a conveniently placed cloakroom complete with WC and wash hand basin, a generous storage cupboard, and stairs ascending to the first floor. The living room enjoys a pleasant outlook to the front, with a feature bay window allowing plenty of natural light to pour in, creating a comfortable and relaxing environment. To the rear, the standout open-plan kitchen and dining space provides a superb hub for day-to-day living. Fitted with a stylish selection of wall and base cabinetry, complemented by extensive worktops, the kitchen also benefits from integrated appliances including a double oven, hob with extractor, fridge/freezer and dishwasher. There is ample room for a dining table, making it ideal for both family meals and entertaining guests. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces. In addition, a separate utility room offers further practicality, with extra storage, space and plumbing for laundry appliances, and a door leading out to the driveway for added convenience.

First Floor

The first-floor landing is tastefully presented and filled with natural light, giving access to all four bedrooms, the family bathroom and a practical built-in storage cupboard. The main bedroom is an excellent-sized double, beautifully kept and complemented by a contemporary en-suite shower room featuring a stylish shower enclosure, WC, wash hand basin and heated towel rail. Bedroom two is another spacious double, well suited to family members or guests. Bedroom three offers a comfortable single room, while bedroom four provides flexibility, currently arranged as a home office and benefitting from fitted storage. Completing the accommodation, the family bathroom is finished in a modern style and fitted with a panelled bath with shower over, WC, wash hand basin and a heated towel rail.

Outside

To the rear, the property benefits from a notably generous garden, enjoying a desirable westerly aspect that captures the afternoon and evening sun. Immediately adjoining the house is a paved patio area, perfectly suited for outdoor dining and entertaining during the warmer months. Beyond, the garden is predominantly laid to lawn, offering plenty of space for families, gardening enthusiasts, or simply relaxing in a peaceful setting. The garden is well enclosed, providing a good degree of privacy, and also features a convenient pedestrian gate which gives direct access to the private driveway.

Parking

Private driveway 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.

Tenure

Freehold

Estate Charge

Circa £180 per annum

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Infant and Junior School

Cupernham Infant and Junior School

Secondary School

The Romsey Academy

Council Tax

Test Valley - Band F

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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