



3 Hook Close | £950,000
Ampfield, Hampshire, SO51 9DD





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Summary

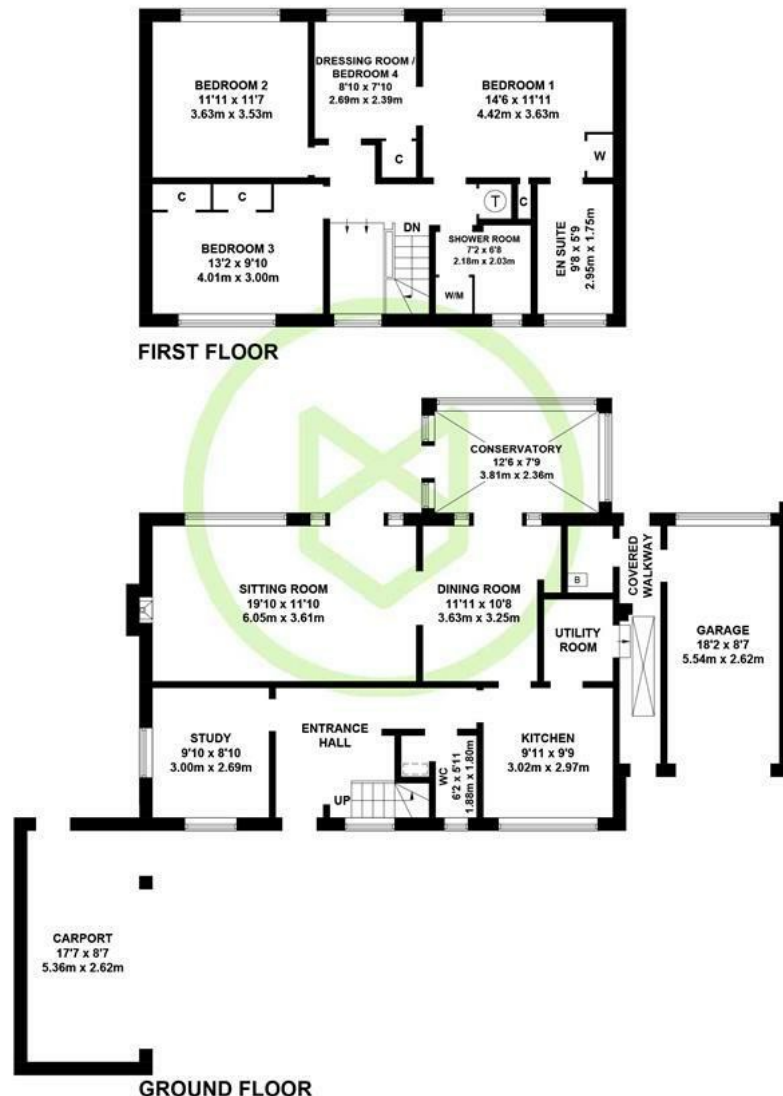
Positioned within a peaceful close in the highly sought-after Parish of Ampfield, this exceptional detached family home occupies a generous plot approaching 0.25 acres and offers versatile accommodation paired with a serene south-westerly facing rear garden backing onto tranquil woodland. The ground floor features a bright entrance hall, a flexible study or playroom, a cloakroom, and a modern white gloss kitchen with an adjoining utility. An effortless flow leads into a dedicated dining area, a light-filled conservatory, and a generous sitting room complete with a cosy wood burner and doors opening to the garden. Upstairs, the property boasts three double bedrooms and a stylish family shower room, anchored by an impressive principal suite with built-in wardrobes, en-suite, and a private dressing room adaptable as a fourth bedroom or nursery. An in-and-out driveway, a private garage, a covered carport, and a beautifully tiered garden complete this idyllic village home.

Features

- Impressive detached family home
- Four bedrooms and separate study
- En-suite to principal suite, family shower room and downstairs cloakroom
- In and out driveway with ample parking, garage and car port
- Secluded south/westerly facing rear garden backing onto woodland
- Plot approaching 0.25 acres
- Solar panels, battery and EV charge point
- Positioned with the sought after Village of Ampfield

EPC Rating

Energy Efficiency Rating
Current C
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1112 SQ FT / 103.3 SQ M
FIRST FLOOR = 774 SQ FT / 71.9 SQ M
TOTAL = 1886 SQ FT / 175.2 SQ M
(INCLUDING GARAGE / EXCLUDING CARPORT)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1326949)

3, Hook Close, Ampfield, Hampshire, SO51 9DD

Ground Floor

Upon entry, a bright and inviting entrance hall sets a welcoming tone, providing access to a versatile study, a convenient cloakroom with WC and wash basin, and stairs rising to the first floor. At the heart of the home, the modern kitchen is fitted with a sleek range of white gloss wall and base units, space for an American-style fridge/freezer and built-in appliances, flowing seamlessly into a practical utility room with plumbing for dishwasher and direct external access to a covered walkway. Perfectly designed for modern living and entertaining, the kitchen opens into a dedicated dining area, which in turn connects to a light-filled conservatory as well as the principal sitting room. Generously proportioned, the sitting room features a charming wood burner as its central focal point and double doors opening onto the thoughtfully designed entertaining patio, overlooking rear garden, taking full advantage of the tranquil, leafy views beyond.

First Floor

The first floor landing leads to three double bedrooms and a contemporary family shower room featuring a large shower enclosure, WC, wash basin and cupboard housing washing machine and dryer. The principal suite is a generous double with built-in wardrobe, an en-suite with a luxurious roll-top bath, separate shower cubicle, WC, and wash basin, as well as a walk-in dressing room that benefits from direct landing access, offering flexibility to serve as an additional bedroom or nursery. Bedroom two is a spacious double enjoying pleasant views over the rear garden, while bedroom three is a further well-proportioned double complete with built-in storage.

Outside

The rear garden is an exceptional feature of this home, benefiting from a sought-after south-westerly facing aspect and backing directly onto the tranquil SSSI woodland reserve. Fully enclosed for maximum privacy, the outdoor space is beautifully tiered, commencing with a expansive paved patio adjoining the property ideal for alfresco dining and entertaining. Steps lead to a second patio tier, followed by a neatly maintained lawn, and further steps descending through the garden's gentle gradient. Flanked by mature trees and lush shrubbery, this enviable garden offers a wonderfully serene and secluded haven. The property also benefits from 12 solar panels, battery and EV charge point.

Parking

To the front, the property benefits from an in-and-out driveway providing an abundance of parking, along with the added convenience of both a private garage and a covered carport.

Location

The picturesque and characterful village of Ampfield lies to the north-east of Romsey, offering a delightful mix of peace, charm, and convenience. Hook Close, renowned as one of the most desirable locations within the Test Valley, provides a welcoming community atmosphere and easy access to Romsey town centre, Winchester, and the M27 and M3 networks. The village itself offers an array of amenities, including St. Mark's Church, a golf club, village hall, and the popular White Horse public house. Residents enjoy regular events such as the monthly village hall market, and can stay connected with the community via the Parish Mews newsletter. For commuting or day trips, there is a bus service from Potters Heron to Winchester every 30 minutes. Nature lovers will appreciate the scenic walks through Chapel Wood and Forestry Commission woods, while horticultural enthusiasts can explore the Hillier Garden Centre arboretum just one mile away. This is truly a location that combines character, convenience, and countryside charm, making it one of the Test Valley's most sought-after addresses.

Sellers Position

Buying on

Tenure

Freehold

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

Hiltingbury Infant and Junior School

Secondary School

Thornden School

Council Tax

Test Valley - Band G

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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