



**The Cottage Knapp Lane | £775,000**  
Ampfield, Romsey, Hampshire, SO51 9BT





**The Cottage Knapp Lane**  
Ampfield, Romsey, Hampshire, SO51 9BT

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



# Summary

Dating back to the early 1800s, this charming and extended semi-detached country cottage is tucked away along a quiet lane in the highly regarded parish of Ampfield. Rich in period character, the ground floor centres around a beautiful triple-aspect sitting room with vaulted ceiling and striking inglenook fireplace with log burner, creating a warm and inviting heart to the home. The cottage offers an open-plan kitchen and dining area alongside a separate formal dining room, complemented by a generous utility room with WC. The principal suite provides a peaceful retreat with vaulted ceiling, walk-in wardrobe and en-suite, while the first floor features two further double bedrooms and a stylish family bathroom. Outside, a wraparound garden with mature planting, lawn and secluded seating areas enhances the property's tranquil rural setting, with a shingled driveway to the front providing parking for two vehicles



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1176 SQ FT / 109.3 SQ M  
FIRST FLOOR = 378 SQ FT / 35.1 SQ M  
WORKSHOP = 82 SQ FT / 7.6 SQ M  
TOTAL = 1636 SQ FT / 152.0 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1265937)

## Features

- Extended character cottage
- Triple aspect sitting room with vaulted ceiling and inglenook fireplace with log burner
- Principal bedroom with en-suite and walk in wardrobe
- Two further double bedrooms
- Open plan kitchen/dining area
- Secluded and peaceful gardens
- Driveway parking for two vehicles
- Positioned on a quiet country lane in the sought after Parish of Ampfield

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential D

# The Cottage, Knapp Lane, Ampfield, Romsey, Hampshire, SO51 9BT

## Ground Floor

You enter the home through an inviting porch, setting the tone for what lies beyond. The ground floor flows beautifully, offering a welcoming sitting room, a separate dining room and an attractive kitchen/breakfast room with log burner. The kitchen is a delightful space, designed in a style that complements the cottage perfectly, with a generous range of units and ample worktop space for everyday living and entertaining. The triple-vaulted sitting room is a true highlight of the home, rich in character with exposed oak beams, oak flooring and a charming exposed inglenook with log burner at its heart. Double doors open onto the lawned garden, while a further set of doors leads to a secluded patio, creating a seamless connection between indoor and outdoor living and making this a wonderful space to enjoy throughout the year. The adjoining dining room provides a more formal yet cosy setting for gatherings with family and friends. The principal bedroom is conveniently located on the ground floor and offers a peaceful retreat, complete with vaulted ceiling, a walk-in wardrobe and en-suite shower room. A useful utility and cloakroom complete the accommodation on this level.

## First Floor

Upstairs, two lovely, light-filled bedrooms offer plenty of space and feature fitted wardrobes, keeping the rooms neat while leaving plenty of room to relax. The family bathroom feels fresh and welcoming, with floor-to-ceiling tiles, a bath with a shower above, a WC, wash basin, and a heated towel rail for a touch of everyday comfort. A useful landing cupboard, with both shelving and hanging space.

## Outside

The secluded rear garden offers a wonderful sense of privacy and tranquillity, forming a peaceful retreat that wraps around the home. Beautifully maintained, it features a well-kept lawn bordered by mature shrubs and colourful flower beds, creating an attractive and established setting. A choice of private seating areas provides the perfect spaces for outdoor dining or relaxation, while a practical outdoor workshop with power offers excellent versatility and could easily be adapted for use as a home office or studio.

## Parking

Shingled driveway for two vehicles

## Location

The picturesque and characterful village of Ampfield lies to the north-east of Romsey, offering a delightful mix of peace, charm, and convenience. Knapp Lane, 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 the end of Knapp Lane 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.

## 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.

## Tenure

Freehold

## Sellers Position

Buying on. Sellers suited

## Heating

Oil fired central heating

## Drainage

Private septic tank

## Council Tax

Test Valley - Band C

## 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.

01794 521339 / 02382 541100

[homes@henshawfox.co.uk](mailto:homes@henshawfox.co.uk)

[www.henshawfox.co.uk](http://www.henshawfox.co.uk)

