

5 Walnut Close | £750,000
Ampfield, Romsey, Hampshire, SO51 0EQ

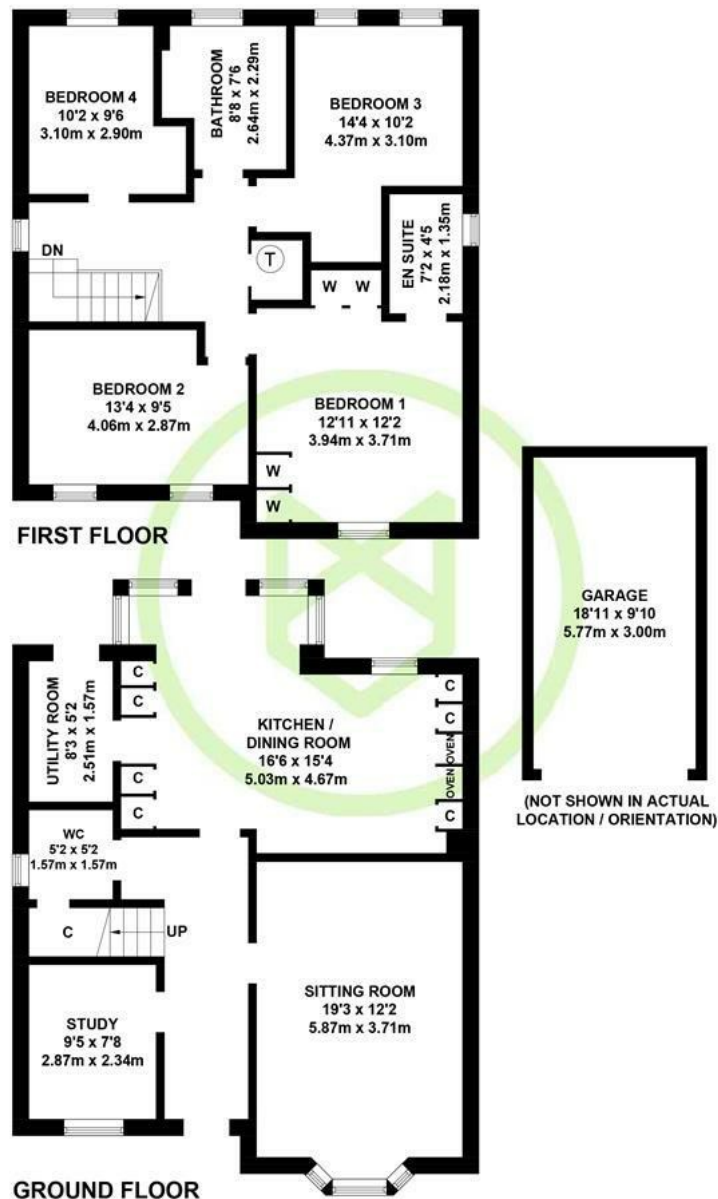




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Ampfield, Romsey, Hampshire, SO51 0EQ

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APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 802 SQ FT / 74.5 SQ M
 FIRST FLOOR = 757 SQ FT / 70.3 SQ M
 GARAGE = 185 SQ FT / 17.2 SQ M
 TOTAL = 1744 SQ FT / 162.0 SQ M
 Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1263082)

Summary

Tucked away at the end of a peaceful cul-de-sac, this beautifully presented detached family home, built by David Wilson Homes in 2019, offers a stylish and comfortable living environment. Designed with modern family life in mind, the property combines well-proportioned, versatile accommodation with high-quality finishes. It also benefits from an EPC rating of 'A', along with an air source heat pump, solar panels, and electric vehicle charging, making it both energy-efficient and future-proof. Internally, the home boasts four generous bedrooms, including a principal bedroom with en-suite shower room, alongside a contemporary family bathroom. The ground floor features a cosy sitting room with attractive bay window, a useful study ideal for home working, a convenient downstairs cloakroom and a stunning bespoke 'Kutchenhaus' kitchen/dining area to the rear of the property, complemented by a practical utility space. Externally, the property continues to impress with a beautifully landscaped rear garden, enjoying a high degree of privacy and a desirable westerly-facing aspect. There is also driveway parking leading to a single garage.

Features

- Constructed in 2019 by renowned developer 'David Wilson Homes'
- Modern detached residence, positioned at the end of a quiet cul-de-sac
- Four bedrooms, en-suite shower room, family bathroom and downstairs cloakroom
- Stunning 'Kutchenhaus' kitchen/dining area at the rear of the home
- Beautifully landscaped rear garden enjoying a westerly facing aspect
- Solar panels and air source heat pump. EPC rating 'A'
- Driveway parking leading to garage
- NHBC warranty until 2029

EPC Rating

Energy Efficiency Rating
 Current A
 Potential A

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Ground Floor

Upon entry, a spacious and welcoming entrance hall provides access to the sitting room, study and the open kitchen/dining area. The hall also benefits from a downstairs cloakroom comprising a WC and wash basin, a useful storage cupboard and stairs rising to the first-floor landing. Set at the front of the home, the sitting room is a generously proportioned yet cosy space, featuring a large bay window that floods the room with natural light and creates an inviting atmosphere. Positioned at the rear of the home, the bespoke 'Kutchenhaus' kitchen/dining area, newly fitted in October 2024, forms the true heart of the property. Finished to an exceptional standard, the space features a stylish breakfast bar, ample room for a dining table and chairs, and an extensive range of wall and base units providing excellent storage. A comprehensive selection of integrated appliances includes a dishwasher, dual ovens, fridge/freezer, hob and inbuilt extractor. Double doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. Discreetly concealed behind what appear to be matching storage units, the utility room offers further practicality with generous storage, plumbing for a washing machine and a door providing additional access to the rear garden.

First Floor

The spacious first-floor landing provides access to all four bedrooms, the family bathroom and a useful airing cupboard. The principal bedroom is a generous double, benefitting from dual built-in wardrobes and a stylish en-suite comprising a walk-in shower, WC, wash basin and heated towel rail. Bedroom two is also a well-proportioned double and enjoys excellent natural light from dual windows. Bedroom three is a further double, again with dual windows and pleasant views over the rear garden. Bedroom four is a large single room, likewise overlooking the rear garden, making it ideal as a bedroom, nursery or home office. Completing the accommodation is the contemporary family bathroom, fitted with a bath, separate shower cubicle, WC, wash basin and heated towel rail.

Outside

The rear garden has been beautifully landscaped and enjoys a private, westerly-facing aspect. A large patio area with covered pergola provides the perfect space for outdoor seating and entertaining, complemented by a separate, private raised decking area. The garden further benefits from a generous expanse of well-maintained lawn and attractive raised beds, all enclosed by a combination of timber fencing and a brick retaining wall. A pedestrian gate offers convenient access through to the driveway.

Parking

Driveway parking leading to garage with up and over door. There is an electric car charging point.

Location

Walnut Close is an exclusive new modern development to the north/east of Romsey, a short walk away from the renowned 'Sir Harold Hillier Gardens'. The development has a growing community which is in close proximity to Braishfield, Ampfield and has fantastic links to Winchester as well as Chandlers Ford.

Tenure

Freehold

Estate Charge

£463.96 per annum

Heating

Air source heat pump

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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