24 Ganger Farm Way | £475,000

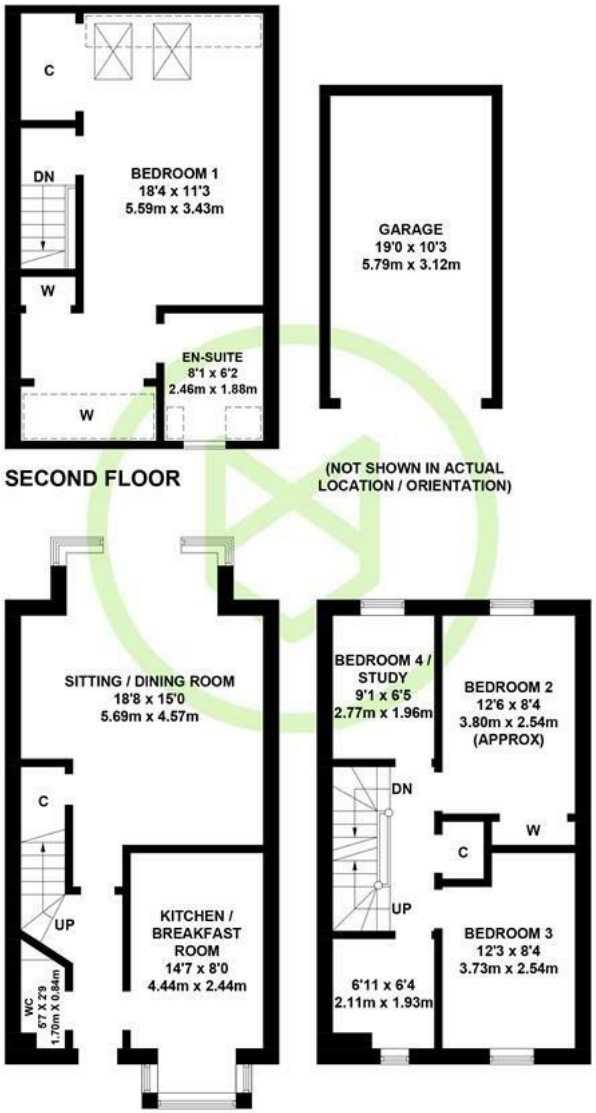
Ampfield, Romsey, Hampshire, SO51 0DG

Henshaw Fox

24 Ganger Farm Way

Ampfield, Romsey, Hampshire, SO51 0DG

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



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 466 SQ FT / 43.3 SQ M
FIRST FLOOR = 415 SQ FT / 38.6 SQ M
SECOND FLOOR = 410 SQ FT / 38.1 SQ M
GARAGE = 194 SQ FT / 18.0 SQ M
TOTAL = 1485 SQ FT / 138 SQ M
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1020544)

Summary

This beautifully presented home built in 2019 is perfectly positioned overlooking wonderful green areas, located within the sought after 'Kings Chase' development and a short walk away from the renowned ‘Sir Harold Hillier Gardens’. The property offers light and spacious accommodation, comprising four bedrooms, en-suite to bedroom one, family bathroom, study/fourth bedroom, sitting/dining room, a recently fitted kitchen/breakfast room, downstairs WC, landscaped westerly facing rear garden, driveway parking and a garage.

Summary

- Stunning four bedroom home located on the sought after 'Kings Chase' development
- Built by Barratt Homes in 2019 and sold with remainder of 10 year NHBC guarantee
- Wonderfully positioned overlooking green areas
- Four spacious bedrooms, en-suite and family bathroom
- A recently fitted kitchen/breakfast room with integrated appliances and a pleasant bay window
- Sociable sitting room with bay window and double doors out to the rear garden
- Westerly facing rear garden, driveway and garage

EPC Rating

Energy Efficiency Rating
Current B
Potential A

24 Ganger Farm Way

Ampfield, Romsey, Hampshire, SO51 0DG

Ground Floor
The entrance hallway provides access to the first floor via the stairs, the downstairs WC, kitchen/breakfast room and sitting/dining room. Located at the rear of the home, the sitting/dining room is a large social space, a bay window with double doors opens out to the westerly facing rear garden. The kitchen/breakfast room has been recently fitted, a bay window overlooks the front of the home, there are a range of cupboards and drawers, an integrated fridge/freezer, dishwasher, washing machine, oven and gas hob with extractor over.

First Floor
The first floor landing provides access to the second floor via the stairs, three bedroom and the family bathroom. Bedrooms two and three are both double rooms, bedroom two benefits from fitted wardrobes. Bedroom four is a good size single room and would also work well and a study/home office. The family bathroom is fitted with a modern white suite comprising WC, wash basin, bath with shower over, fitted shower screen and heated towel rail.

Second Floor
The second floor landing provides access to a large storage cupboard and bedroom one. Bedroom one is a large double room, benefiting from bespoke fitted wardrobes and a vaulted ceiling. A door opens into the luxury en-suite which is fitted with white suite comprising WC, wash basin, double shower cubicle and heated towel rail.

Outside
The rear garden has a pleasant westerly aspect, a patio adjoins the rear of the home and a lawn leads to a decked area at the rear. A gate provides access to the driveway and there is an outside tap.

Parking
Driveway parking is alongside the home and leads to a garage which has an up and over door, power, lighting and storage space in the eaves.

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.

Terms and Conditions
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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

Age
2019

Tenure
Freehold

Sellers Position
Looking for onward purchase

Heating
Gas central heating

Infant and Junior School
Cupernham Infant and Junior School

Secondary School
The Romsey School

Council Tax
Test Valley Bourgh Council - Band E

Terms and Conditions
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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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