



76 Ganger Farm Way | £750,000
Ampfield, Romsey, SO51 0DG

 Henshaw Fox



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Summary

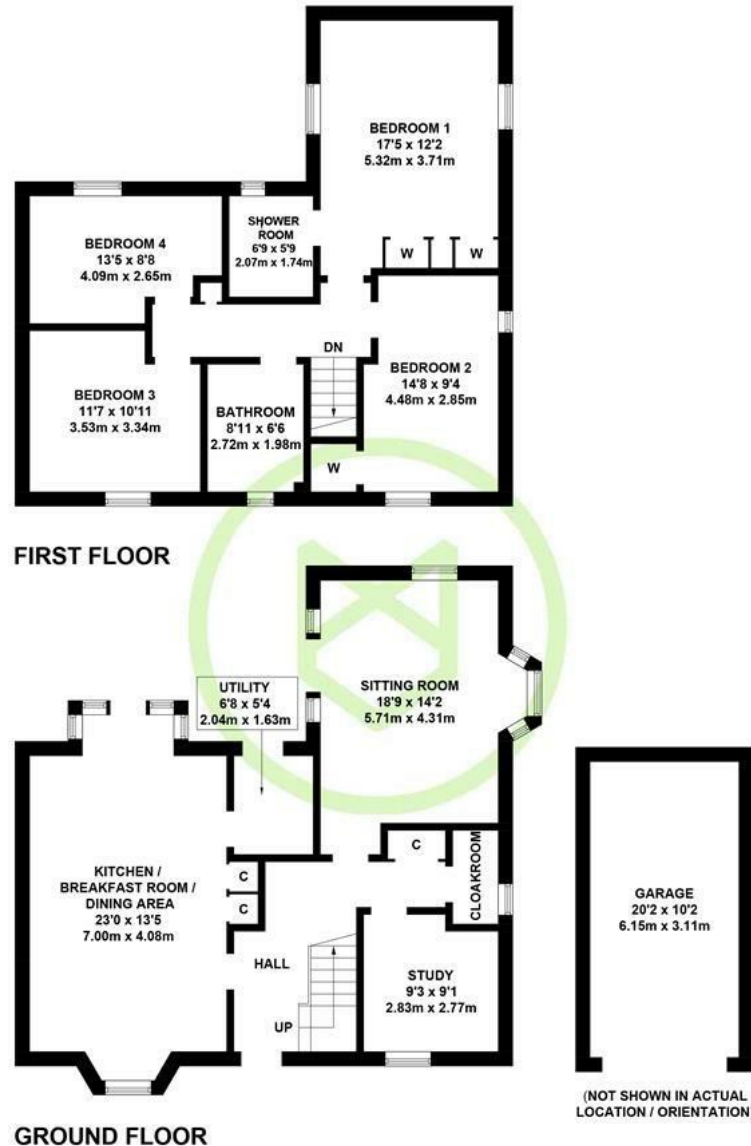
A truly exceptional modern detached family home, built in 2020 by the renowned 'David Wilson Homes' and ideally positioned within the highly sought-after Kings Chase development in Romsey. This beautifully appointed property offers four generous double bedrooms, including an en-suite shower room, a stylish family bathroom, and a bright, triple-aspect sitting room that exudes space and light. At the heart of the home, the open-plan kitchen and dining area with breakfast bar provides the perfect setting for family life and entertaining, complemented by a separate utility room, a versatile study and a convenient downstairs cloakroom. Outside, the property benefits from a delightful south-facing rear garden, creating a private and tranquil space. To the front, driveway parking leads to the garage

Features

- A modern detached home, constructed by 'David Wilson Homes' in 2020
- Open plan kitchen/dining room with separate utility area
- Four double bedrooms, en-suite shower room and family bathroom
- Comfortable sitting room with bay window and bespoke fitted media wall
- Surprisingly spacious south facing rear garden
- Driveway parking leading to garage

EPC Rating

Energy Efficiency Rating
Current B
Potential A



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 832 SQ FT / 77.3 SQ M
FIRST FLOOR = 791 SQ FT / 73.5 SQ M
GARAGE = 205 SQ FT / 19.1 SQ M
TOTAL = 1828 SQ FT / 169.9 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1274787)

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Ground Floor

Upon entering, you are greeted by an expansive and elegant entrance hall, providing access to the kitchen/dining area, sitting room, study, ample storage cupboards for coats and shoes, a stylish downstairs cloakroom with WC and wash basin, and a staircase rising to the first-floor landing. At the heart of the home, the open-plan kitchen/dining area is a superb space for modern family living, with room for a generous dining table, a practical breakfast bar, and double doors that open seamlessly onto the rear garden. The contemporary kitchen is fitted with a range of high-quality wall and base units, space for a wine cooler, and a selection of 'AEG' appliances, including a double oven, gas hob with extractor, and dishwasher. The adjoining utility room offers plumbing for a washing machine, space for a fridge/freezer, and its own garden access. The sitting room is light and welcoming, featuring triple-aspect windows, double doors leading to the patio, a bespoke fitted media wall with storage, and a charming bay window. Completing the ground floor, the study provides a versatile space, ideal as a home office, playroom, or quiet retreat.

First Floor

A modern and beautifully presented home, offering four well-proportioned bedrooms and a contemporary family bathroom. The principal bedroom is a generous double with dual-aspect windows, built-in wardrobes, and an en-suite comprising shower cubicle, WC, wash basin, and heated towel rail, while the second bedroom is also a spacious double with dual-aspect windows and fitted wardrobe. Bedrooms three and four are both good-sized doubles, and the stylish family bathroom features a bath, separate shower, WC, wash basin, and heated towel rail, making this a versatile and practical home for family living.

Outside

The rear garden is a true highlight of this home, enjoying a desirable south-facing aspect and a surprisingly generous, well-enclosed layout that exudes tranquillity. A spacious patio adjoins the house, complete with a designated BBQ area, providing the perfect space for outdoor dining and entertaining. A pathway leads down to a secluded sunken seating area, beautifully framed by mature shrubs, creating a peaceful retreat. The remainder of the garden is predominantly laid to lawn, bordered by flower beds filled with colourful plants and mature shrubs. A convenient pedestrian gate provides direct access to the driveway, combining practicality with a private and serene outdoor space.

Parking

Driveway parking leading to single 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.

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

Estate Charge

Approx £180 per annum

Heating

Gas

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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