



Fir Tree House

1 Broadgate Farm, Hook Road, Ampfield, Romsey, SO51 9AU

SPENCERS
ROMSEY





HOOK ROAD

AMPFIELD • ROMSEY

An impressive five-bedroom family home offering beautifully appointed accommodation extending to almost 4000 square feet. The property is set in grounds of approximately 0.3 acres and enjoys stunning, uninterrupted views across the neighbouring countryside.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Kitchen/Breakfast/Family Room, Study, Utility Room, Cloakroom

First Floor

Four Bedrooms, Four Bathrooms

Second Floor

En-Suite Bedroom, Cinema Room

Outside

Driveway, Double Garage with Accommodation Above and Storage Area, Front and Rear Gardens

Guide Price £1,500,000-£1,550,000



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The Property

A spacious entrance hall makes the perfect first impression with an impressive, central staircase showcasing the high-quality finish that extends throughout this beautiful property.

Set off the entrance hall is a generous sitting room offering a bright and elegant space with a stylish fireplace and French doors opening directly onto the rear patio and garden.

At the heart of the home is a spectacular, triple aspect kitchen/breakfast/family room, extending the full depth of the property and featuring a bespoke kitchen fitted to three sides with an extensive range of stylish units, integrated appliances, a large central island and polished Silestone quartz worksurfaces. This wonderful space forms the true hub-of-the-home and a perfect space for entertaining, with bi-fold doors seamlessly connecting indoor and outdoor living.

To the front of the property is a dedicated study/home office, ideal for professionals working from home, while a formal dining room with a square bay window enjoys views across the beautifully landscaped rear garden.

Further rooms to this level include a well-equipped utility room with access to the garden, and a cloakroom.

To the first floor is the impressive principal suite, featuring a sumptuous bedroom, a walk-in wardrobe, and a modern en-suite shower room. Bedroom two also benefits from an en-suite shower room, while bedrooms three and four are served by a useful interconnecting shower room. A luxurious family bathroom completes the accommodation on this floor.

The second floor accommodation comprises a fifth bedroom with en-suite shower room and a large, multi-purpose space, currently set up as a cinema room.







Hook Road, Ampfield, Romsey, SO51

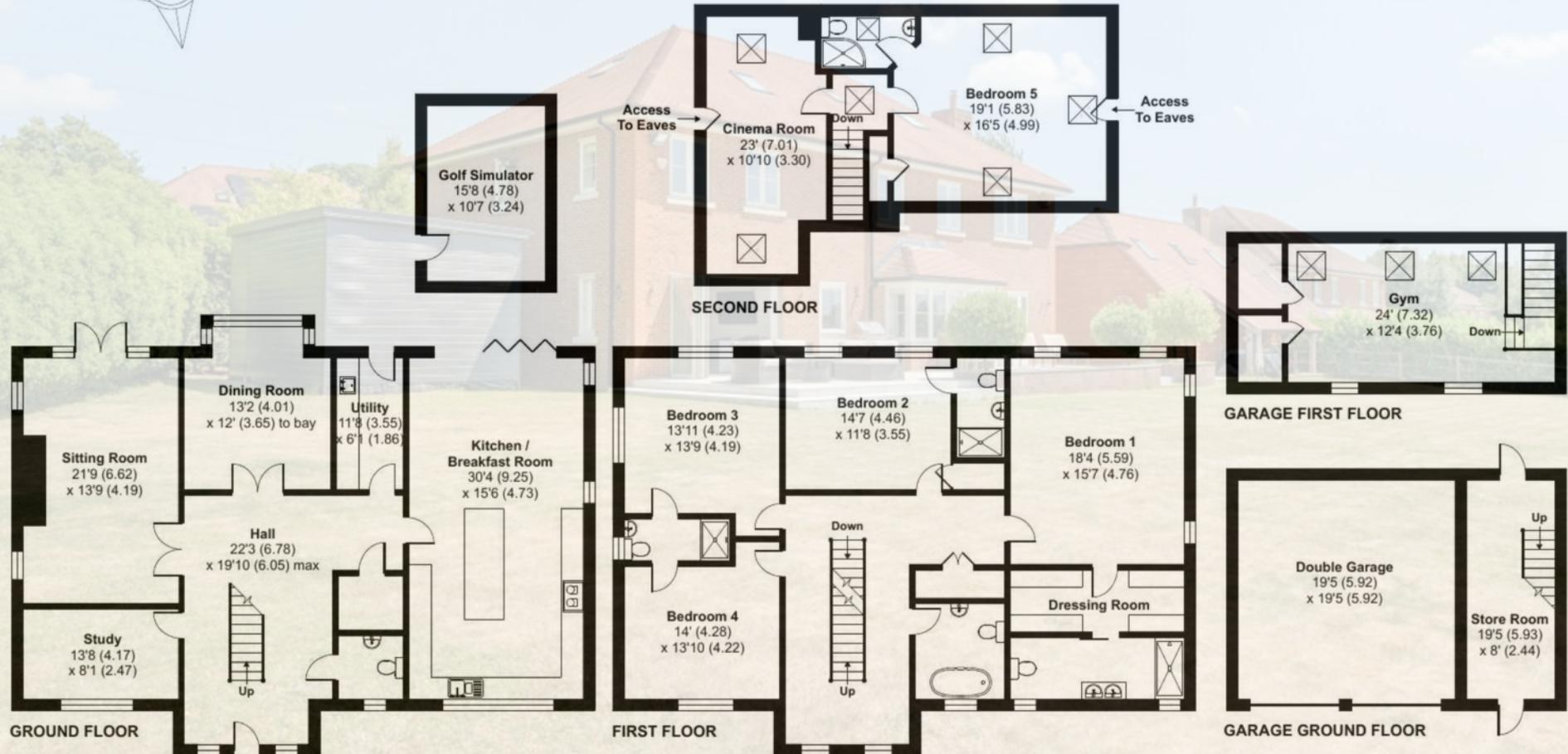
Approximate Area = 3822 sq ft / 355.1 sq m

Garage = 906 sq ft / 84.2 sq m

Golf Simulator = 167 sq ft / 15.5 sq m

Total = 4895 sq ft / 454.7 sq m

For identification only - Not to scale





Outside

To the front aspect, a good size driveway offers plentiful off-road parking for four vehicles and access to a double garage featuring a locked storage area, ideal for garden machinery and first floor accommodation, currently set up as a gym.

The adjoining front garden is mainly laid to lawn with a central pathway leading to the front entrance and an attractive array of flower and shrub borders.

The superb rear gardens are mainly laid to level lawn with shrubs and specimen trees providing an array of colour and fauna throughout the year. A paved seating terrace spans the full width of the property, providing an ideal space for outdoor dining and magnificent, uninterrupted views across the neighbouring countryside.

Set to the side of the of the property is a purpose-built outbuilding currently used as a golf simulator. This useful addition can easily be adapted to suit a variety of requirements.

NB. Golf simulator outbuilding is available by separate negotiation

The Situation

The picturesque village of Ampfield, situated to the north-east of Romsey, enjoys an enviable location with excellent access to Romsey town centre, Winchester, the M27, M3, and beyond. Winchester Railway Station provides direct services to London Waterloo in just over an hour, making it ideal for commuters.

Ampfield is a highly sought-after village, offering a strong sense of community and a range of local amenities, including a church, cricket club, recreation ground, and golf club, which hosts a variety of events throughout the year. The village hall, the renowned White Horse public house, and a network of scenic rural walks contribute to the area's charm and appeal.

The nearby market town of Romsey offers a comprehensive selection of everyday amenities, shopping, and leisure facilities. The village is well-served by public transport, with regular bus routes to Winchester and Romsey, as well as dedicated school bus services to The King's School, King Edward VI School, Peter Symonds College, and Barton Peveril College.





Additional Information

Energy Performance Rating: B Current: 83 Potential: 88

Council Tax Band: G

Local Authority: Test Valley

Tenure: Freehold

Heating: Air Source Heat Pump

Services: Mains water, and electric

Drainage: Sewage Treatment Plant

Broadband: Ultrafast Broadband available

Mobile signal/coverage: No known issues, buyer to check with their provider.

Property Video

Point your camera at the QR code below to view our professionally produced video.



Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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