



Cambalt

Potters Heron Lane, Ampfield, Romsey, SO51 9BW

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ROMSEY





A truly exceptional family home set within beautifully landscaped gardens of 0.4 acres, in a private and highly sought-after location. The property offers spacious and flexible living accommodation, and also includes a superb two-bedroom lodge house within the grounds.

Ground Floor

Entrance Hall, Sitting Room, Dining Room, Kitchen/Breakfast Room, Study, Mult-Purpose Family Room, Utility Room, Cloakroom

First Floor

Principal Bedroom with Dressing Area and En-Suite Bathroom, Guest Bedroom with En-Suite Bathroom, Bedroom Three, Bedroom Four, Family Bathroom

Lodge House

Kitchen/Dining/Sitting Room, Two Bedrooms, Bathroom

Grounds

Off Road Parking For Multiple Vehicles, Integral Double Garage, Raised Decked Area with Sunken Hot-Tub, Gardens and Grounds Extending to Approximately 0.4 Acres



Guide Price £1,475,000



FLOOR PLAN

Potters Heron Lane, Ampfield, Romsey, SO51

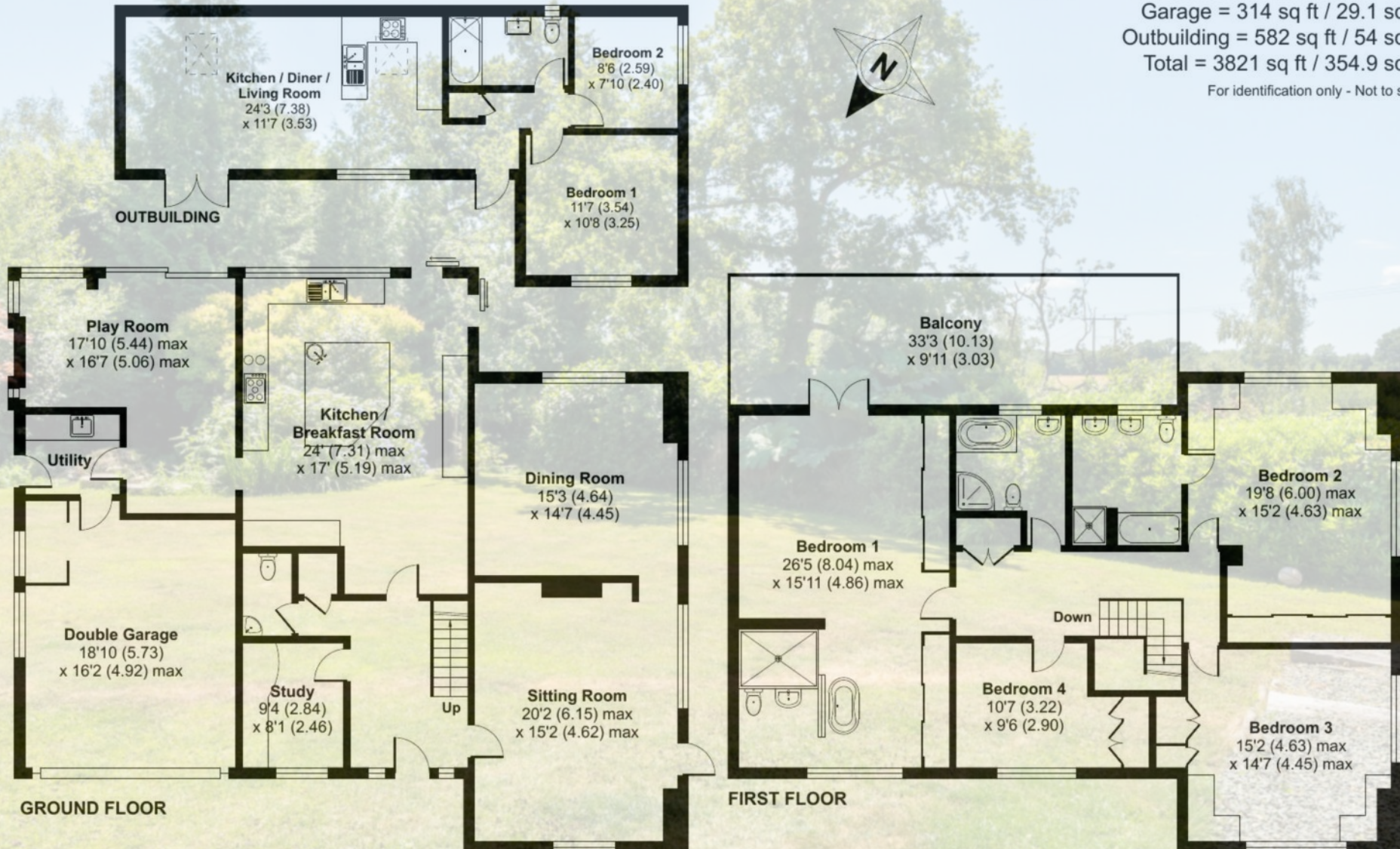
Approximate Area = 2925 sq ft / 271.7 sq m

Garage = 314 sq ft / 29.1 sq m

Outbuilding = 582 sq ft / 54 sq m

Total = 3821 sq ft / 354.9 sq m

For identification only - Not to scale





The Property

This striking family home delivers extensive and flexible accommodation across two floors, with the added benefit of a fully self-contained two-bedroom annexe—perfect for multigenerational living or guest use.

The ground floor offers an exceptional flow of spacious and well-appointed rooms, ideal for both everyday family life and entertaining. The main sitting room is a standout feature, with a stunning picture window framing uninterrupted views across the private rear garden. A double-aspect dining room provides an elegant space for formal occasions, while the study and playroom add further versatility. The kitchen/breakfast room is a true centrepiece—bright, contemporary, and highly functional, with bespoke floor-to-ceiling glass doors that open directly onto the garden terrace, creating a seamless indoor-outdoor living experience. A separate utility room adds further practicality.

Upstairs, the accommodation is equally impressive. The principal suite offers a tranquil retreat, complete with fitted wardrobes, a luxurious en-suite wet room and bathroom, and a private balcony with captivating views over the surrounding countryside. The second bedroom is also generously proportioned, featuring its own en-suite bathroom with a separate shower and dual sinks. Two further double bedrooms are served by a well-appointed family bathroom, completing the first-floor layout.



Property Video

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





Outside

The outdoor space at Cambalt is as inviting as the interior. A generous driveway provides ample parking and leads to an integral double garage. The beautifully maintained rear garden is bordered by mature shrubs and trees, offering a high degree of privacy. A large terrace is perfectly positioned to enjoy the serene rural outlook, making it an ideal setting for al fresco dining or simply relaxing in the sun.

Within the grounds sits a separate, purpose-built annexe, offering two bedrooms, a bright and airy open-plan kitchen/living/dining room, and a contemporary shower room—perfect for guests, extended family, or even home office use.

The Situation

Nestled in an enviable and tranquil position on a private lane within the sought-after Parish of Ampfield, Cambalt presents a rare opportunity to acquire a substantial detached residence of exceptional quality. Beautifully positioned between the historic city of Winchester and the thriving market town of Romsey, this impressive home enjoys convenient access to a wealth of amenities, excellent transport links, and highly regarded schools in both the private and state sectors.

Set within circa 0.4 acres of mature, landscaped grounds, the property offers the perfect blend of countryside charm and modern convenience. Just a short stroll from village landmarks including The Potters Heron Hotel, Ampfield Golf Course, and The White Horse public house, residents can also enjoy the nearby Church, Village Hall, and scenic walks—embodying the very best of village living. With the M3, M27, and A36 within easy reach, and Winchester's mainline railway station just seven miles away offering direct services to London Waterloo, Cambalt is ideally suited to commuters and families alike.





Additional Information

Energy Performance Rating: D Current: 65 Potential: 73

Council Tax Band: G

Local Authority: Test Valley

Tenure: Freehold

Heating: LPG/Oil

Services: Mains Water And Electric

Drainage: Private

Broadband: Broadband with standard speeds available at the property (Ofcom).

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

Important Information

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 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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