



The White Cottage, Hook Road, Ampfield, Romsey, SO51 9BY

Winkworth



STUNNING FAMILY HOME

This stunning family home with annexe, is located in Hook Road within the Parish of Ampfield. Local day to day amenities include a church, village hall, children's nursery, golf course, a choice of restaurants and a public house. Nearby is Ampfield Wood with its excellent footpaths and woodland walks. The market town of Romsey with its extensive amenities including a train station is only a short drive away, whilst the cathedral city of Winchester and commercial centre of Southampton, both with their main line railway stations are also within an easy commute. Main roads offer good access to motorways with Southampton and Bournemouth international airports easily accessible. The area is also renowned for its wealth of educational, recreational, and cultural amenities.

This stunning five/six-bedroom family home with annexe offers over 3000 sqft of accommodation. Quality and style are the watchwords for this wonderful home, which offers the opportunity to extend further subject to local planning. The attractive exterior leads to the equally impressive interior, which starts in the spacious entrance hall, which gives just a taste of what is to come with this beautiful home. The ground floor offers flexible accommodation with three reception rooms. The generous sitting room, which spans the property front to back, features an inglenook fireplace with wood burner and a stylish media wall. A separate dining room provides access to the garden, the home office also overlooks the rear elevation. The well-appointed kitchen is fitted with a wide range of eye and base level units, and features a central island and is large enough to accommodate a dining table. The kitchen is supplemented by a useful utility room which provides access to the rear garden, downstairs is completed by a cloakroom. To the first floor are five bedrooms, all generous in size. The principal bedroom benefits from an en-suite shower room, bedroom two/guest bedroom also has an ensuite shower room whilst the remaining bedrooms share use of a family bathroom. The property has the wonderful addition of a one-bedroom annexe in what was formerly the garage. All the windows to the property have been replaced with stylish modern windows in keeping with the cottage style of the property, the first-floor carpets have also recently been replaced.

The property sits centrally to plot of circa. 0.67 acres. Accessed via electric gates the driveway offers parking for multiple vehicles, and whilst the garage has been converted to an annexe there is plenty of scope, subject to planning, to build a garage or car port. The rear garden is fully enclosed and extremely private, mainly laid to lawn, bordered by mature shrubs and trees. To the rear of the house between the utility room and sitting room is a fully covered area, providing a relaxing space to sit and take in the tranquillity of the surroundings.

- Standard broadband
- Oil fired central heating
- Septic tank drainage







Winkworth

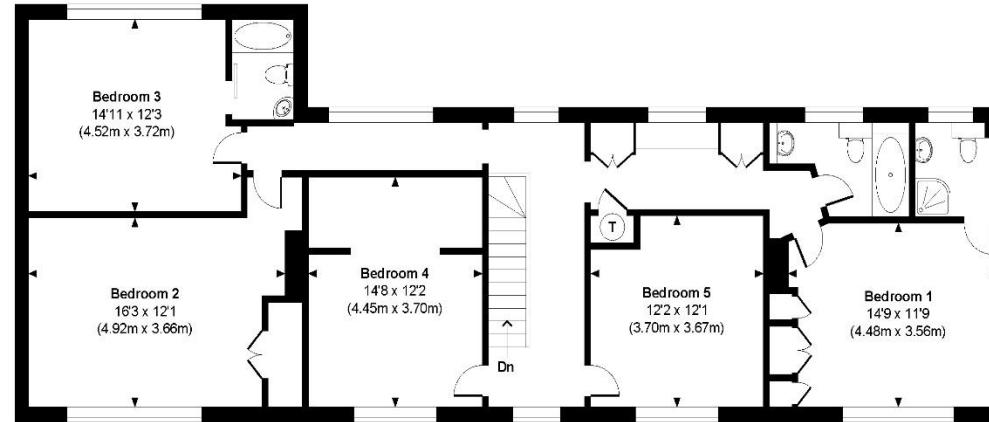
Address: The White Cottage, Hook Road, Ampfield, Romsey SO51 9BY

Council Tax Band: G
EPC: E
Tenure: Freehold

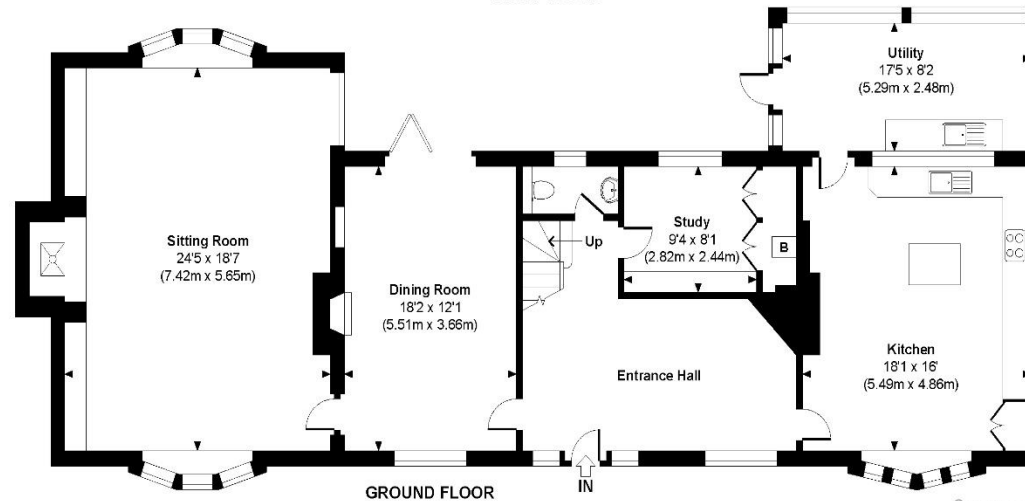


The White Cottage

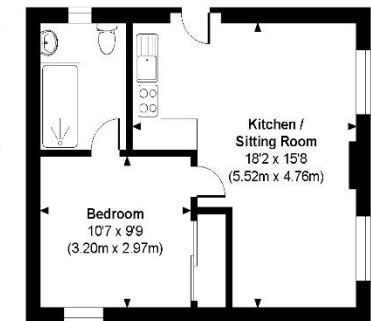
Approximate Gross Internal Area
Main House = 2888 Sq Ft / 268.28 Sq M
Annexe = 401 Sq Ft / 37.31 Sq M
Total = 3289 Sq Ft / 305.59 Sq M
Outbuildings are not shown in correct orientation or location.



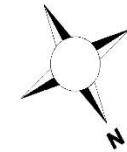
FIRST FLOOR



GROUND FLOOR



ANNEXE



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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