



**11 Morleys Green, Ampfield, Romsey, SO51 9AT**

**Winkworth**



## **BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE**

**Morleys Green is wonderfully located in the popular village of Ampfield. The village is 3 miles from Romsey, 7 miles from Winchester and 11 miles from Southampton (with the latter two having mainline stations to London Waterloo). The village itself benefits from a Church of England Primary School, The Potters Heron Hotel, The White Horse Public House, St Marks Church, Sir Harold Hillier Gardens, Village Hall, a 9-hole Golf Course, Ampfield Wood and Recreation Ground and cricket club**

**This beautifully presented three bedroom semi-detached home is located in the Morleys Green development which is approximately 8 years old. The property offers a lovely living room with a feature bay window and log burner leading to the light and airy kitchen/dining/family room through glass double doors. This leads out to a landscaped garden with patio area and gated access to the allocated car port to the rear of the property. A wc completes downstairs.**

**Upstairs are three generous size bedrooms, with the primary bedroom comprising a well presented en-suite shower room and built in wardrobes. The spacious family bathroom facilitates the remaining bedrooms.**

**The property also has an allocated car parking space at the front of the property.**

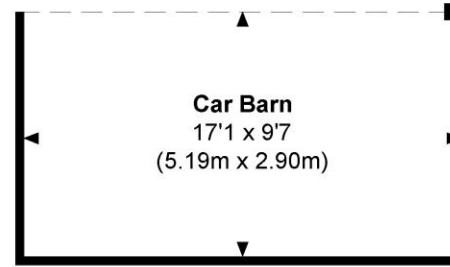
**Service charge - £490.86 every six months  
Ground rent - £250 per year  
999 years on the lease from 2015 (991 years left)**



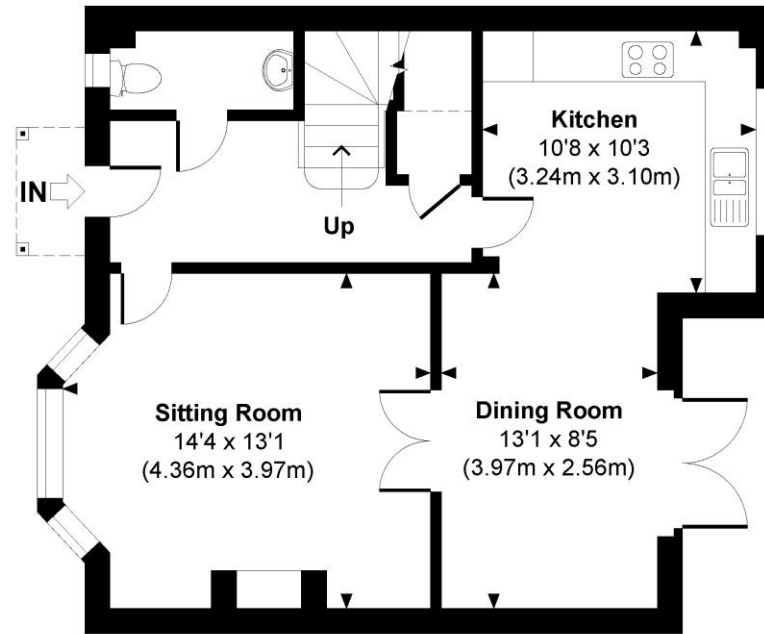
# Winkworth

**Address: 11 Morleys Green,  
Ampfield, Romsey, SO51 9AT**

**Council Tax – 'D'  
EPC Rating – 'C'**

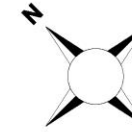


**CAR BARN**



**GROUND FLOOR**

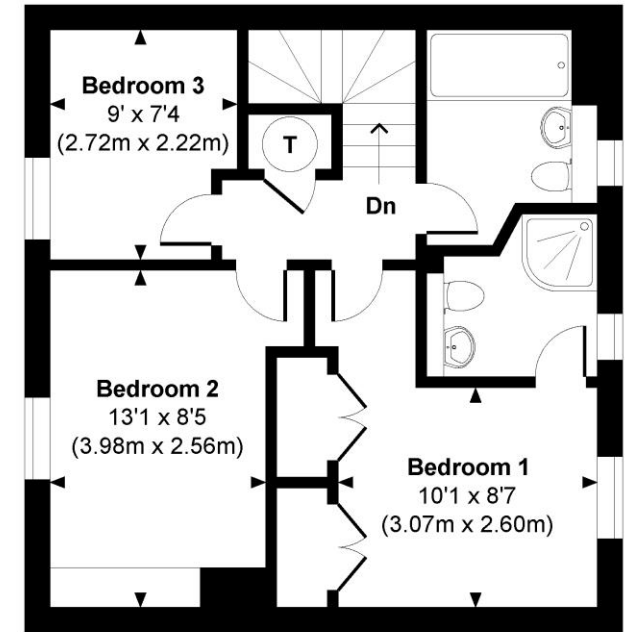
Indicates restricted room height less than 1.5m.



## Morleys Green

**Approximate Gross Internal Area**  
Main House = 1010 Sq Ft / 93.87 Sq M  
Car Barn = 162 Sq Ft / 15.05 Sq M  
**Total = 1172 Sq Ft / 108.92 Sq M**

Outbuildings are not shown in correct orientation or location.  
Includes areas with Restricted room height.



**FIRST FLOOR**



© www.propertyfocus.co | Professional Property Photography & Floorplans  
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.

[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

**winkworth Romsey**  
18 Market Place, Romsey, Hampshire, SO51 8NA  
01794 511911 | [romsey@winkworth.co.uk](mailto:romsey@winkworth.co.uk)

[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

**winkworth Winchester**  
2 Black Swan Buildings, Southgate Street,  
Winchester, Hampshire, SO23 9DT  
01962 866777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

**winkworth Mayfair & Country House  
Department**  
11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

# Winkworth

See things differently