



**181a Knapp Lane, Ampfield, Romsey, Hampshire SO51 9BT**

**Winkworth**





## SPACIOUS FIVE-BEDROOM DETACHED HOME IN HIGHLY SOUGHT-AFTER LOCATION.

Situated conveniently between the market town of Romsey and the cathedral city of Winchester, the village of Ampfield offers a range of everyday amenities, including a church, public house and a golf club with restaurant. Ampfield Wood is just steps away, featuring excellent footpaths, equestrian trails and picturesque woodland walks. Braishfield & Knightwood Primary schools are a short drive away and local secondary schools including Kings in Winchester, Thornden School in Chandlers Ford plus The Romsey School are a bus ride away. The market town of Romsey just three and a half miles away offers more extensive amenities whilst Winchester has a mainline railway station, with London Waterloo an hour away, the commercial centre of Southampton together with the M3 and M27 are also easily commutable.

181A Knapp Lane is a property full of charm, with its heart centered around a spacious open-plan kitchen/dining/living area. With windows to the front, side and rear elevation, this room offers a bright and airy living space. The contemporary kitchen is fitted with a wide range of eye and base level units with integrated appliances. The kitchen is complemented by a useful utility room, that includes a WC and wet room. Also on this floor is a separate sitting room. The first-floor features five bedrooms, two of which include en-suite facilities. The principal bedroom, in addition to its en-suite, boasts a highly desirable dressing room. The family bathroom has recently been beautifully remodelled. Bedroom four, features doors that open onto an area with raised planters. The property is centrally positioned in its plot, featuring a driveway that offers off-road parking and access to the double garage, which has a recently fitted electric roller door. The property also benefits from an electric car charging point. The landscaped gardens surround the property and include several terraced areas that maximise the sun in the garden and create relaxing spaces to enjoy the tranquil surroundings.

- Sewage treatment plant
- Standard broadband available
- No onward chain
- Council tax band 'G' TVBC









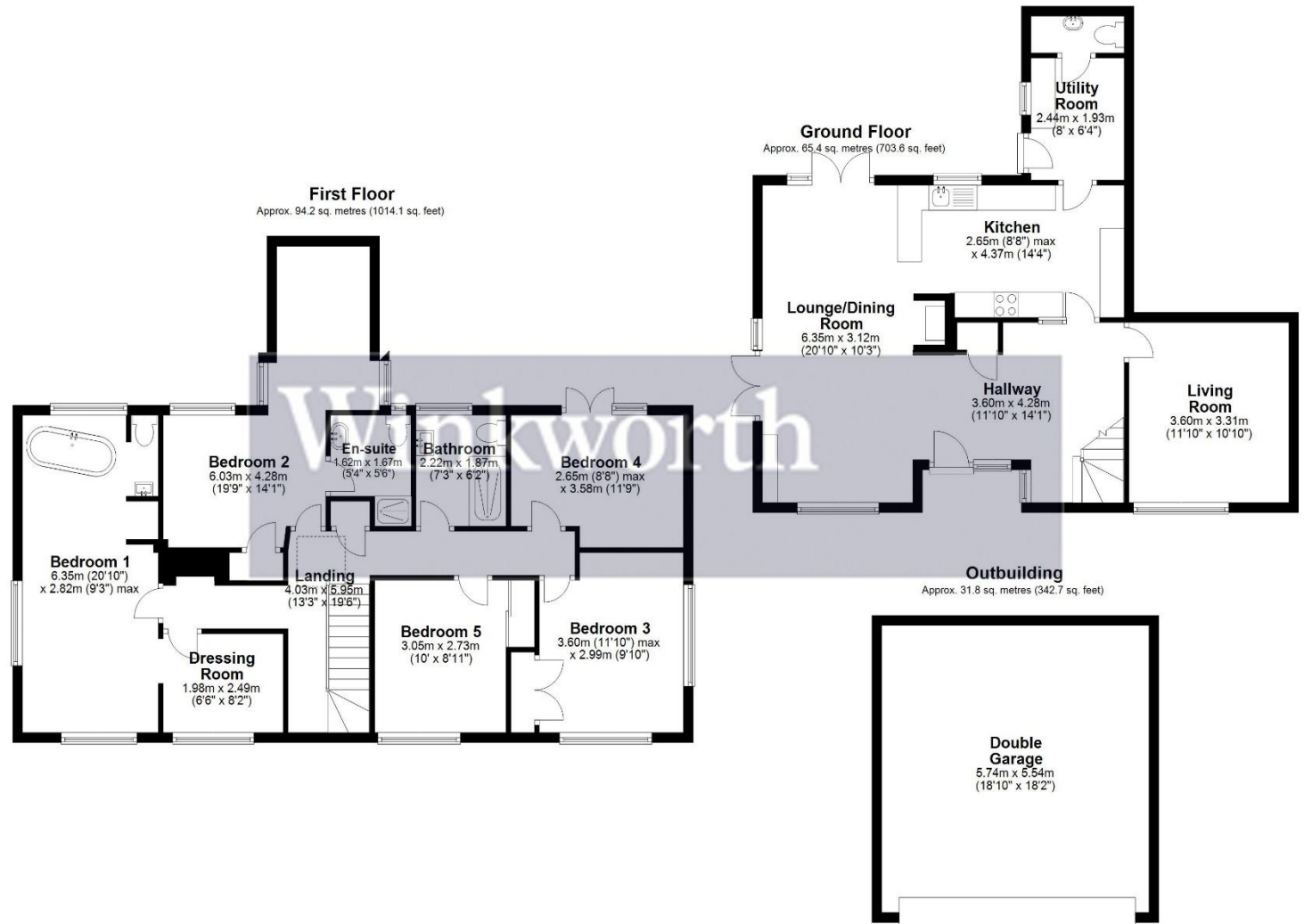


# Winkworth

**Address:** 181a Knapp Lane,  
Ampfield, Romsey SO51 9BT

**Council Tax Band:** 'G' Test Valley DC  
Cost circa. £3,483.97 pa

**EPC:** 'E'  
**Tenure:** Freehold



Total area: approx. 191.4 sq. metres (2060.4 sq. feet)

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

## Winkworth Romsey

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Winkworth

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