Buddys Barn | £1,695,000

Winchester Road, Ampfield, Hampshire, SO51 9BU

Henshaw Fox

Buddys Barn

Winchester Road, Ampfield, Hampshire, SO51 9BU

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 2288 SQ FT / 212.6 SQ M
FIRST FLOOR = 903 SQ FT / 83.9 SQ M
OUTBUILDINGS = 2801 SQ FT / 260.3 SQ M
TOTAL = 5992 SQ FT / 556.8 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1227809)

Summary

Occupying an enviable position within the sought-after village of Ampfield, this exceptional residence is set within approximately 3 acres of gardens and paddocks. Surrounded by rolling countryside, the home enjoys a tranquil, secluded setting, offering a rare blend of peace, privacy, and accessibility. Thoughtfully designed to offer flexibility of living, the property presents an opportunity to create a self-contained annexe, ideal for multi-generational living or guest accommodation, while also functioning perfectly as a spacious six-bedroom family home. The principal suite is a true retreat, featuring a walk in wardrobe and balcony that takes full advantage of far-reaching southerly countryside views, as well as a four piece en-suite bathroom. There are two further four-piece family bathrooms, and the generous layout includes a sitting room, study, snug, and a stunning kitchen/dining/family room, complemented by a utility room. The grounds host an impressive range of outbuildings, including a double garage with room above (ideal for office or studio use) a substantial barn, a charming lodge, a potting shed and an additional garage with two attached rooms. This unique home offers country living at its finest, combining space, versatility, and natural beauty in a truly special setting.

Features

- An exceptional residence set within approximately 3 acres of gardens and paddocks
- Surrounded by countryside in a peaceful, tranquil and secluded setting
- Potential to create a self-contained annexe, ideal for multi-generational living or guest accommodation
- An impressive range of outbuildings, totalling approximately 2,800 Sq Ft
- Six double bedrooms, with the principal bedroom enjoying a walk in wardrobe and four piece en-suite
- Sitting room, study, snug, kitchen/dining/family room and utility room
- Driveway parking and detached double garage
- Excellent access Winchester, Romsey and Chandler's Ford

EPC Rating

Energy Efficiency Rating
Current E
Potential E

Buddys Barn

Winchester Road, Ampfield, Hampshire, SO51 9BU

Ground Floor
The home welcomes you with a spacious entrance hallway, from which the staircase leads to the first floor. Doors from the hallway open into the main kitchen/dining/family room, a superb open-plan space ideal for entertaining or day-to-day family life. The family area features a wood-burning stove as a cosy focal point and enjoys lovely views through two sets of double doors that open onto the garden, seamlessly blending indoor and outdoor living. The dining area flows naturally into the well-appointed kitchen, which is fitted with a comprehensive range of cupboards and drawers, a central island with breakfast bar. Integrated appliances including a dishwasher, microwave, oven, fridge along with a full-height fridge. A snug, accessed from the family area, leads to further living spaces and ground floor bedrooms. A lobby area with built-in storage provides access to the ground floor WC and a utility room, which includes further storage, houses the Vaillant boiler, and has a door opening to the front of the property. The study/home office offers an ideal work-from-home environment, while the sitting room enjoys a pleasant triple aspect, a wood-burning stove, and views over the surrounding gardens. The ground floor also features bedrooms four, five, and six, all generous double rooms with built-in storage, serviced by a stylish four-piece family bathroom comprising a WC, wash basin, bath, and enclosed shower cubicle.

First Floor
The first floor landing provides access to three well-proportioned bedrooms, a four-piece family bathroom, and an airing cupboard. The principal bedroom is a standout feature of the home—a generously sized room enjoying a triple aspect, a walk-in wardrobe, and double doors opening to a private balcony that takes in far-reaching views across the surrounding countryside. This luxurious bedroom is served by its own four piece en-suite bathroom, beautifully appointed with a bath, enclosed shower cubicle, WC, wash basin, and heated towel rail. Bedrooms two and three are both comfortable double bedrooms, each with ample space and natural light, and are serviced by a well-equipped family bathroom featuring a bath, separate shower, WC, wash basin, and heated towel rail.

Outside
The property sits within a generous plot of approximately 3.0 acres, thoughtfully sectioned with fencing and gated areas, offering flexibility and the potential for a smallholding, paddock, or simply as secure space for a family to enjoy. The expansive plot blends open green space with practical usability, all set against the backdrop of peaceful countryside. Paved, gravelled, and decked areas adjoin the home, perfect for outdoor entertaining or relaxing in the tranquil surroundings.

Parking
Buddys Barn is approached via gated access leading to a generous driveway providing ample parking for multiple vehicles. A detached double garage is fitted with two electric doors, power, and lighting, and benefits from a room above, ideal for use as a home office, studio, or additional storage. A second garage, accessed via a separate five-bar gate, offers further secure parking or storage space, adding to the property's excellent range of outbuildings and overall versatility.

Outbuildings
The property benefits from a superb range of outbuildings, offering approximately 2,800 sq. ft. of versatile space, ideal for a variety of uses. These include: a substantial barn with potential for conversion into a dwelling (subject to the necessary planning permissions), a large garage with two attached storage rooms, one of which is currently used as a gym, a potting shed, the lodge, and a double garage with a room above. This impressive collection of buildings provides outstanding flexibility—whether for business use, storage, hobby space, or potential development—making Buddys Barn an exceptional lifestyle opportunity.

Location
The property enjoys a secluded position within the village of Ampfield, ideally located within easy reach of Romsey, Chandler's Ford, and Winchester. This well-connected setting offers the perfect balance of rural charm and convenience. The nearby village boasts a welcoming community feel, featuring a church, village hall, and several highly regarded pubs. Just 2.5 miles to the south-west lies the historic market town of Romsey, offering a wide range of amenities including independent shops, pubs, schools, and everyday essentials. Romsey railway station provides excellent links to Southampton and Salisbury, making it ideal for commuters and families alike.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Postion
Looking for forward purchase

Tenure
Freehold

Heating
LPG fired heating

Primary School
John Keble Ce Primary School

Secondary School
Kings' School

Council Tax
Band E - Test Valley Borough Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk