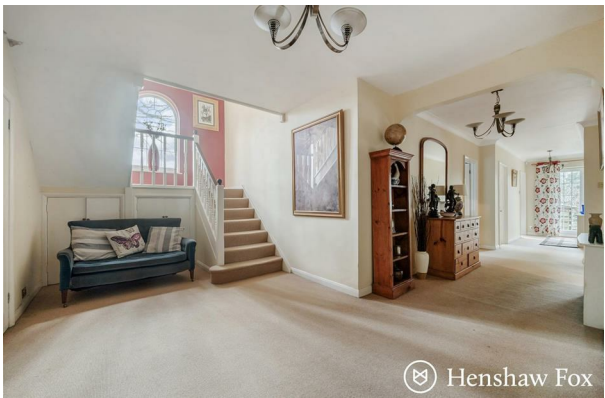




38 Straight Mile | £995,000
Ampfield, Hampshire, SO51 9BB





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Ampfield, Hampshire, SO51 9BB

01794 521339 / 02382 541100
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Summary

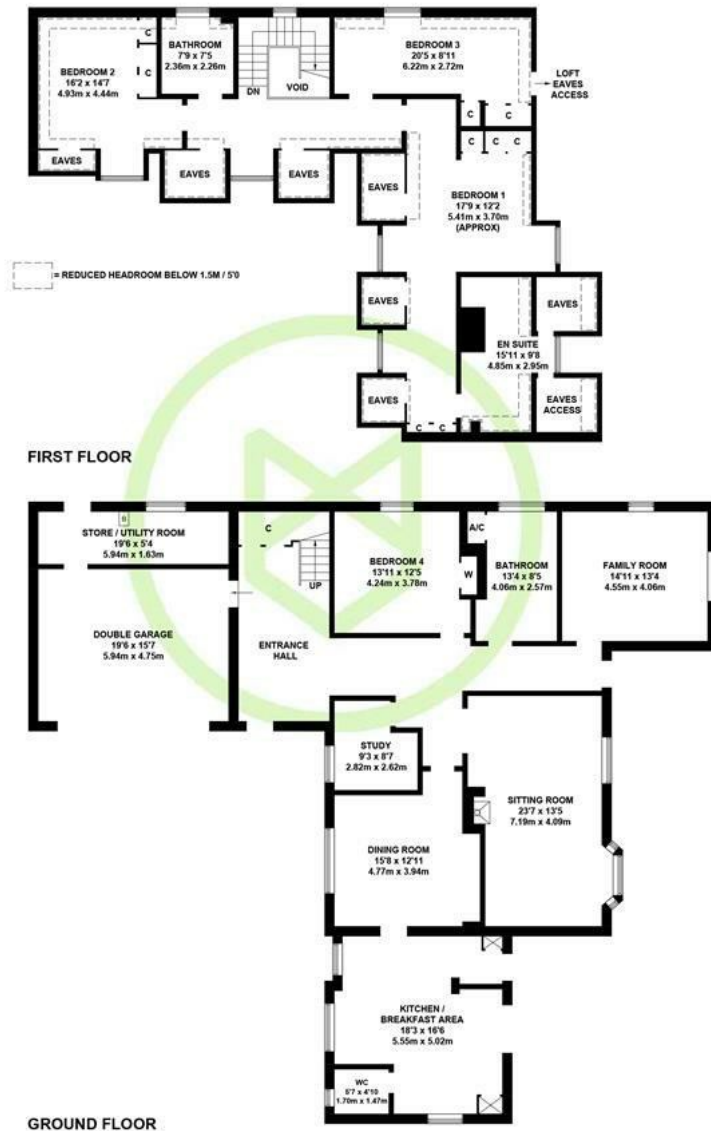
Located within one of the area's most sought-after locations, this impressive detached home offers approximately 3,620 sq ft of well-proportioned accommodation, set within a generous plot of around 0.50 of an acre. The property comprises four bedrooms, including a principal suite with en-suite bathroom, two further bathrooms, and a range of reception spaces including a sitting room, dining room, family room and study. The kitchen/breakfast room is complemented by a double garage, driveway parking for several vehicles and generous surrounding gardens. The home is offered for sale with no forward chain.

Features

- Offered for sale with no forward chain
- Located on the Straight Mile, one of the areas most sought after locations
- Four double bedrooms, a four-piece en-suite and two further bathrooms
- Space of approximately 3,620 sq. ft
- Sitting room, dining room, study and family room
- Double garage and driveway parking for several vehicles
- Generous plot size of approximately 0.50 of an acre

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 2290 SQ FT / 212.8 SQ M
FIRST FLOOR = 1330 SQ FT / 123.6 SQ M
TOTAL = 3620 SQ FT / 336.4 SQ M
(INCLUDING DOUBLE GARAGE & EAVES / EXCLUDING VOID)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1269147)

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Ground Floor

The generous and welcoming entrance hallway forms the heart of the home, providing access to all principal ground floor rooms, the integral double garage, useful understairs storage and the staircase rising to the first floor. The sitting room is an inviting space, centred around a wood-burning stove that creates a natural focal point, with windows enjoying attractive views over the surrounding gardens. The dining room flows seamlessly into the kitchen/breakfast room, which is well appointed with a comprehensive range of cupboards and drawers, a central island and a classic butler sink. Integrated and freestanding appliances include a Smeg oven, Smeg five-ring hob, two integral refrigerators and a Bosch dishwasher. From the kitchen, doors lead to the ground floor WC and directly out to the gardens. The family room is a well-proportioned, double-aspect room offering excellent versatility, ideal as a playroom or an additional sitting room. The study provides a dedicated and practical space for home working. A ground floor double bedroom benefits from a built-in wardrobe, with the adjacent bathroom fitted with a four-piece suite comprising a corner bath, enclosed shower cubicle, WC and wash hand basin.

First Floor

The first floor landing provides access to all bedrooms, the family bathroom and generous storage set within the eaves. Bedroom one is a well-proportioned double room, benefitting from built-in wardrobes and additional eaves storage. An en-suite four-piece bathroom serves the principal bedroom and is fitted with a freestanding bath, enclosed shower cubicle, wash basin, WC and a heated towel rail. Bedrooms two and three are both comfortable double rooms, each benefitting from useful eaves storage. The family bathroom is fitted with an enclosed shower cubicle, wash basin, WC and a heated towel rail.

Outside

The rear gardens are a particular feature of the home, enjoying a pleasant south-westerly aspect and a high degree of privacy. Paved terraces adjoin the rear of the property, providing ideal space for outdoor dining and entertaining, while the majority of the garden is laid to lawn and bordered by established hedging and mature trees. An outbuilding is fitted with power and lighting; however, the sellers have advised that it is currently unsafe for use and would require removal or replacement.

Parking

The driveway provides parking for several vehicles and leads to the integral double garage, which is fitted with power and lighting. To the rear of the garage is a utility room, offering space and plumbing for a washing machine and tumble dryer, and also housing the boiler.

Location

The property enjoys a prominent position along the sought-after Straight Mile, 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 Position

No forward chain

Age

1950s

Tenure

Freehold

Heating

Gas central heating

Infant And Junior School

Cupernham Infant and Junior School

Secondary School

Romsey School

Council Tax

Band G - 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.

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