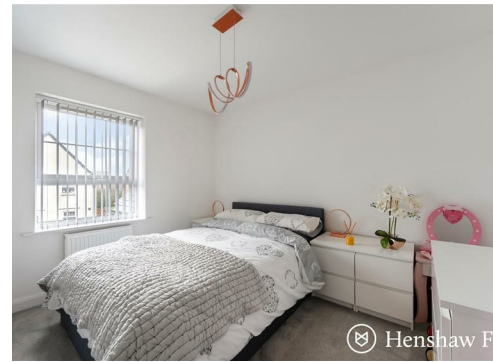




7 Marshall Road | £550,000  
Ampfield, Romsey, Hampshire, SO51 0DQ







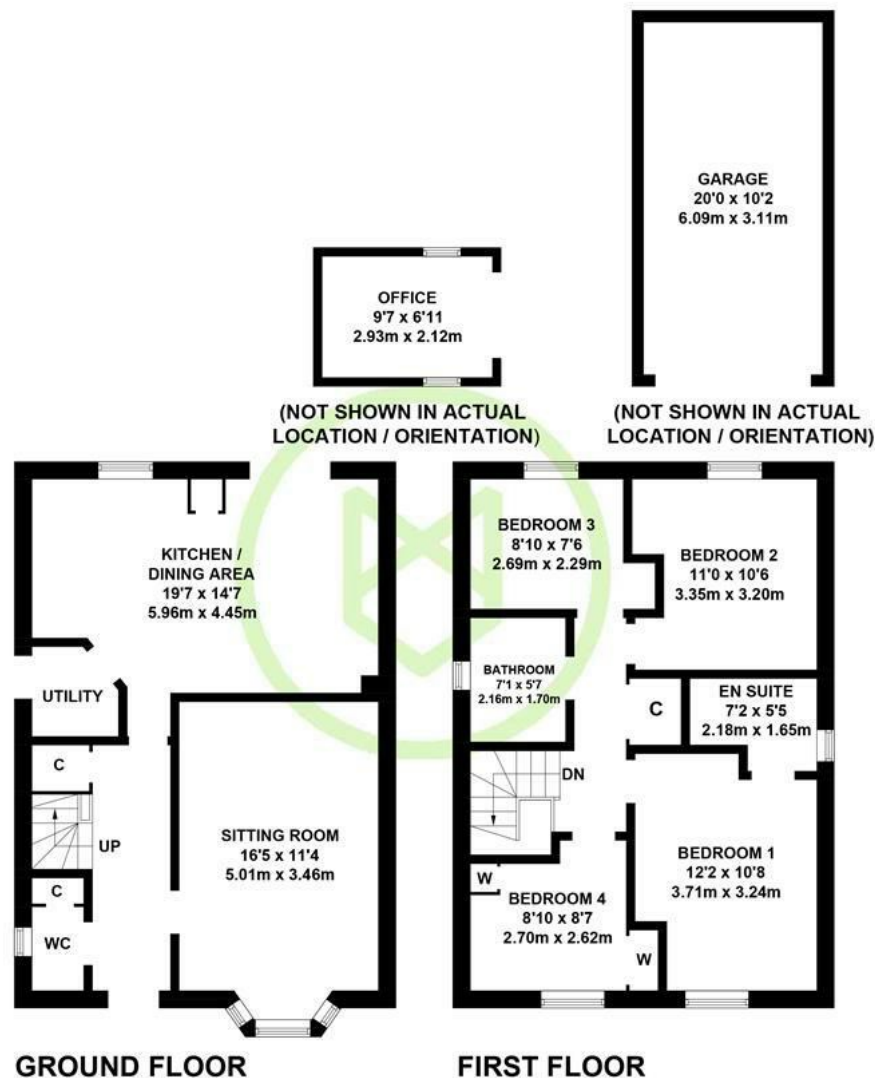
7 Marshall Road  
Ampfield, Romsey, Hampshire, SO51 0DQ

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



## Summary

An immaculately presented and superbly appointed detached residence, forming part of the highly sought-after 'Kings Chase' development and constructed by David Wilson Homes in 2020. This exceptional home offers spacious and thoughtfully arranged accommodation, comprising four well-proportioned bedrooms, including a principal suite with en-suite shower room, in addition to a contemporary family bathroom. The ground floor features a bright sitting room with attractive bay window, cloakroom and an impressive open-plan kitchen/dining room to the rear, complemented by a separate utility room. Externally, the property benefits from a beautifully landscaped rear garden enjoying a desirable westerly aspect, complete with a versatile outbuilding with power and lighting, while to the front a driveway provides parking for three vehicles and leads to a single garage.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 579 SQ FT / 53.8 SQ M  
FIRST FLOOR = 571 SQ FT / 53.1 SQ M  
GARAGE = 203 SQ FT / 18.9 SQ M  
OFFICE = 67 SQ FT / 6.2 SQ M  
TOTAL = 1420 SQ FT / 132.0 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1275174)

## Features

- Immaculate detached residence constructed by 'David Wilson Homes' in 2020
- Four bedrooms
- Open plan kitchen/dining area and useful utility
- En-suite shower room, family bathroom and downstairs cloakroom
- Beautifully landscaped westerly facing rear garden with outbuilding benefitting from power and lighting
- Driveway parking for three vehicles leading to single garage
- Positioned on the sought after 'Kings Chase' development on the outskirts of Romsey

## EPC Rating

Energy Efficiency Rating  
Current B  
Potential A

# 7, Marshall Road, Ampfield, Romsey, Hampshire, SO51 0DQ

## Ground Floor

Upon entering, you are welcomed by a bright and inviting entrance hall providing access to the spacious sitting room, a cloakroom fitted with WC, wash hand basin and large cupboard, the impressive open-plan kitchen/dining room, a useful under-stairs storage cupboard and stairs rising to the first-floor landing. The sitting room is a beautifully proportioned space, enhanced by a bay window to the front aspect which fills the room with natural light. Positioned to the rear, the kitchen/dining area forms the true heart of the home, appointed with a comprehensive range of modern wall and base units, ample work surfaces and generous space for a dining table and chairs, together with integrated appliances including a double oven, hob with extractor over, fridge/freezer and dishwasher. Double doors open out to the rear garden, creating an ideal setting for both everyday living and entertaining, while the separate utility room offers additional storage, plumbing for a washing machine, space for dryer and a door providing convenient access to the driveway.

## First Floor

The first-floor landing is bright and well presented, providing access to all four bedrooms, the family bathroom and a useful built-in storage cupboard. The principal bedroom is a superbly proportioned double, immaculate in presentation and enhanced by a stylish en-suite shower room, complete with a sleek shower enclosure, WC, wash hand basin and heated towel rail. Bedroom two is a further generous double room, beautifully maintained and ideal for family living or visiting guests. Bedroom three is a well-sized single, offering comfortable accommodation, while bedroom four provides a versatile space currently arranged as a home office/study, benefiting from fitted storage. The family bathroom is finished to a modern standard and features a bath with shower over, WC, wash hand basin and heated towel rail.

## Outside

The rear garden has been beautifully landscaped and enjoys a desirable westerly aspect, making the most of the afternoon and evening sun. A stunning patio adjoins the property, providing an ideal space for outdoor seating and entertaining, while a neatly maintained area of artificial lawn offers a low-maintenance finish. To the rear of the garden sits an impressive outbuilding which benefits from power and lighting, creating a versatile additional space. A useful pedestrian gate provides direct access to the driveway.

## Parking

Driveway parking for three vehicles leading to single garage

## Location

Kings Chase is a modern development to the north/east of Romsey, a short walk away from the renowned 'Sir Harold Hillier Gardens'. The development has an established community and benefits from some beautiful walks, 'Ganger Farm Sports Park' with excellent sports facilities, a nearby 'Co-Op' and other amenities.

## 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.

## Tenure

Freehold

## Estate Charge

£181 per annum

## Infant and Junior School

Cupernham Infant and Junior School

## Secondary School

The Romsey Academy

## Council Tax

Test Valley - Band F

## 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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