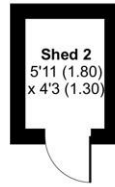
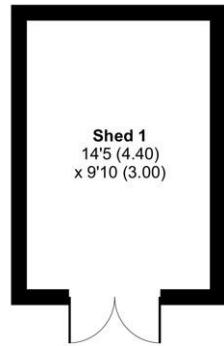




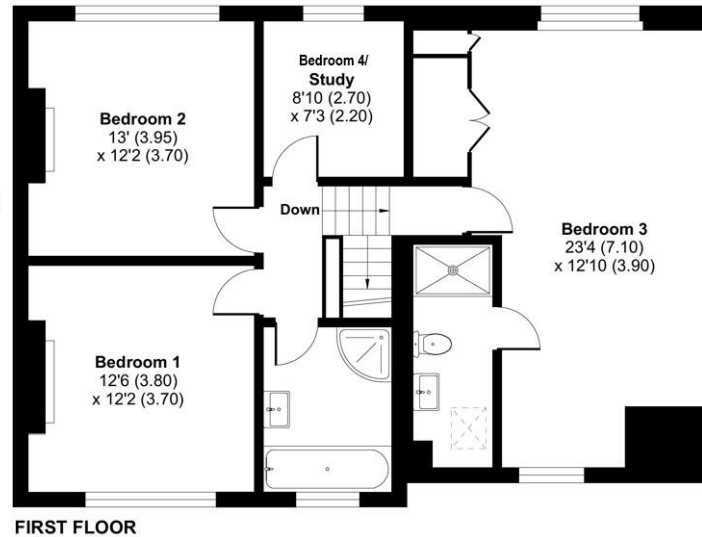
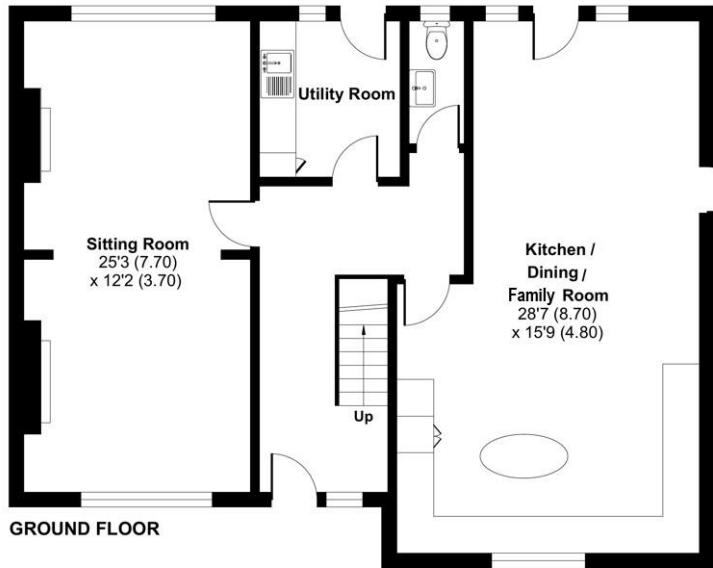


## ACCOMMODATION

Nestled within the sought-after village of Ampfield, Larksmead stands as a spacious and meticulously maintained semi-detached residence, occupying a generous plot that offers ample space for modern family living. This charming home has undergone significant enhancements over the years, resulting in exceptional accommodation. A generous entrance hall welcomes you to the property, with a large double-aspect sitting room to the left. With two feature fireplaces and a fitted wood burner, the sitting room is a cosy space for relaxation. The kitchen/dining/family room is a highlight, featuring a central island, integrated appliances and ample wall and base level units. A patio door opens out to the rear garden, inviting natural light to flood the room and providing a perfect setting for family meals and entertaining. Completing the ground floor is a well-appointed utility room and a separate cloakroom, enhancing practicality. Ascending to the first floor, the principal bedroom features a double aspect layout and luxurious en-suite shower room, offering a serene retreat for relaxation. Two further bedrooms are adorned with original tiled fireplaces that harken back to the property's 1930s origins, and a fourth bedroom/ study provides versatile accommodation options. A four-piece family bathroom completes the first-floor layout, ensuring convenience for the whole household. Outside, the property boasts a long front garden leading to a double carport, offering ample parking space for vehicles. A side access leads to the southwest-facing rear garden, predominantly laid to lawn, providing a tranquil haven for outdoor enjoyment. Two sheds, an oil tank, and an outside brick boiler house further enhance the practicality of the outdoor space. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.



Approximate Area = 1855 sq ft / 172.3 sq m  
 Outbuilding = 167 sq ft / 15.5 sq m  
 Total = 2022 sq ft / 187.8 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1101736



## SITUATION

Ampfield is ideally situated with Romsey 3 miles to the west, Winchester 7 miles to the east and the commercial centre of Southampton 9 miles to the south. Local schooling is excellent, within catchment to both Ampfield and Romsey schools with much private sector choice, the closest being the well-regarded Stroud Preparatory School and Hampshire Collegiate. The market town of Romsey provides excellent everyday amenities and leisure facilities with well-known beautiful woodland walks through the Test Valley on the doorstep. There is a bus which runs twice an hour to Winchester and Romsey and also a school bus to Kings School, King Edwards School, Peter Symonds College and Barton Peveril College. Immediate facilities within Ampfield include The White Horse public house, Keats restaurant, Ampfield Golf Course and its restaurant, village hall and café with its monthly market cricket ground and new pavilion and the well-regarded C of E Primary School.



### **SPECIFICATION**

- Four-bedroom semi-detached home
- Dual aspect sitting room with wood burner
- Open plan kitchen/dining/ family room
- Utility room
- Family bathroom and ensuite
- Double carport
- Oil fired heating

### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band E

### **GUIDE PRICE**

Asking Price £750,000

### **TENURE**

Freehold