

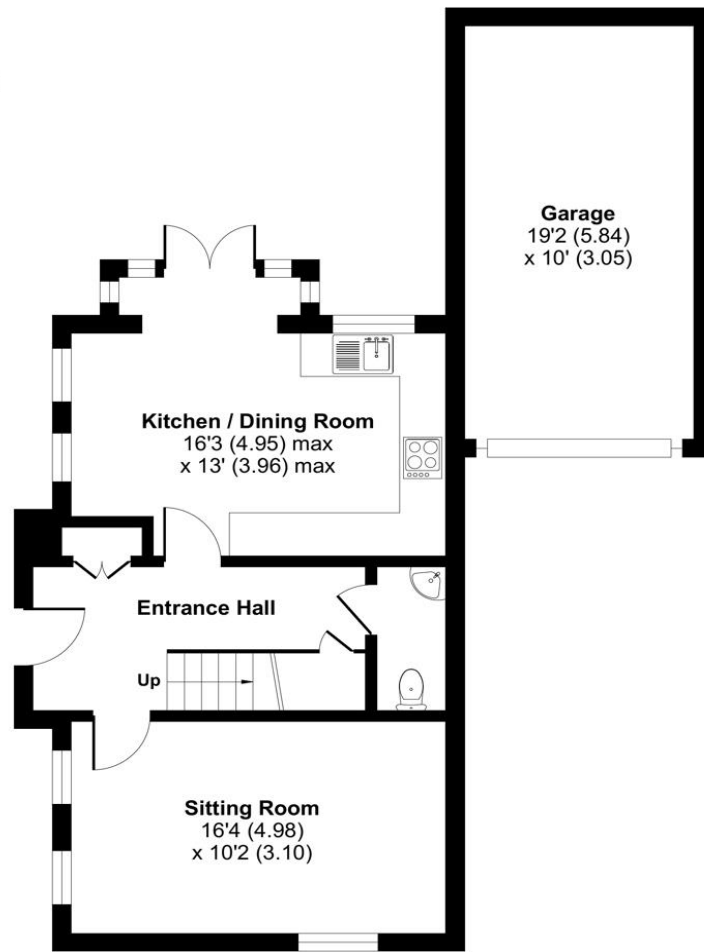


Doris Bunting Road, Ampfield, Romsey, Hampshire, SO51 0DH

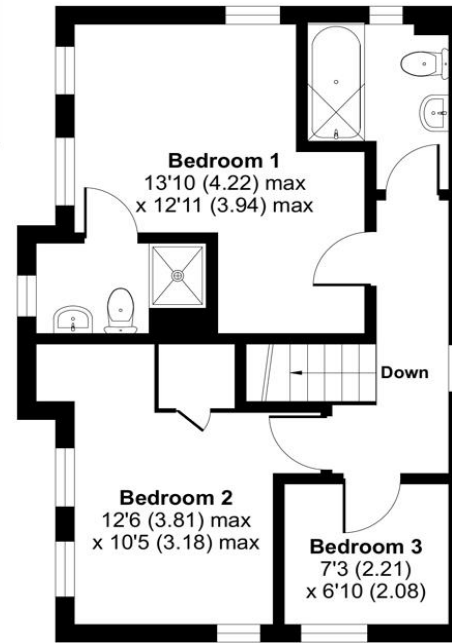


ACCOMMODATION

This beautifully presented house is nestled within the sought-after Kings Chase development, within close proximity to Romsey town centre with its many wonderful cafes, restaurant and well-regarded schools. Its impressive double-fronted façade boasts not only curb appeal but also practicality, offering off-street parking for two cars and a convenient garage. A spacious central hallway leading to a generously sized eat-in kitchen/dining room, perfect for daily living and entertaining alike. Double doors lead to the well-maintained garden with patio area ideal for al fresco dining. The separate living room with its dual aspect is flooded with natural light, creating a welcoming ambiance. For added convenience, a downstairs cloakroom is at your service. Upstairs, three ample bedrooms await, with the principal bedroom enjoying the luxury of an en-suite shower room. The modern family bathroom caters to the remaining two bedrooms. This property is offered with a complete chain.



GROUND FLOOR



FIRST FLOOR

Approximate Area = 956 sq ft / 88.8 sq m
Garage = 192 sq ft / 17.8 sq m
Total = 1148 sq ft / 106.6 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(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 2023. Produced for Charters Estate Agents Limited. REF: 1039451



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 Embley Park. 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, Ampfield Golf Course and its restaurant, village hall and café with its monthly market cricket ground and new pavilion.



SPECIFICATION

- Detached house
- Beautifully presented throughout
- Off street parking
- Garage
- Three bedrooms
- En-suite to master
- Eat in kitchen/dining room

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: E

GUIDE PRICE

Offers In Excess Of £475,000

TENURE

Freehold