



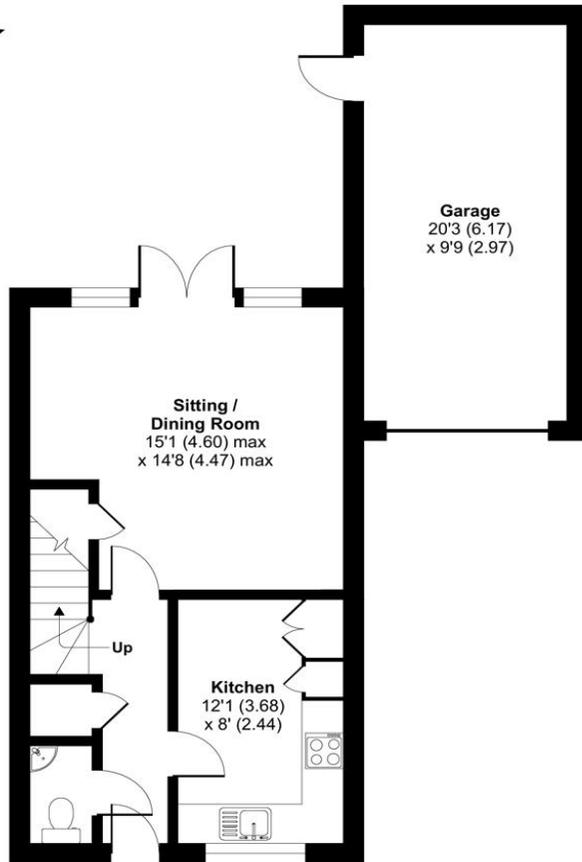
Doswell Avenue, Ampfield, Romsey, Hampshire, SO51 0DL



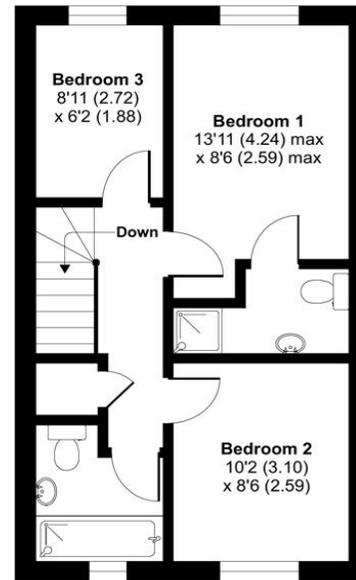
## ACCOMMODATION

Welcome to this charming three-bedroom semi-detached property nestled in the sought-after Kings Chase development in Romsey. Situated on a tranquil cul-de-sac, this home is an ideal haven for families, being in close proximity to a leisure area and play park. As you step inside, the upgraded entrance hallway sets the tone with downlights, stylish grey flooring, and a convenient cloakroom. The contemporary kitchen at the front of the house boasts modern fittings, ample storage, Zanussi appliances, and space for a breakfast area. Moving towards the rear, the sitting/dining room is a perfect space for relaxation and entertainment. Upgraded carpets, neutral decor, bespoke blinds, and French doors leading to the south-facing garden create an atmosphere of luxury and connection to the outdoors. Upstairs, three generously sized bedrooms await, with the principal suite featuring an en-suite shower room. The second bedroom is another spacious double, while the third is perfect for a nursery or home office. The family bathroom exudes modern elegance with a white suite, rain shower, and a heated towel rail. The larger-than-average rear garden, wrapping behind the private garage, presents an opportunity for green thumbs to transform it. A recently upgraded patio area complements the outdoor space. Completing this delightful home is off-road parking for two cars at the front. This property seamlessly combines style, comfort, and family-friendly living in the heart of Romsey.

Approximate Area = 834 sq ft / 77.5 sq m  
 Garage = 199 sq ft / 18.5 sq m  
 Total = 1033 sq ft / 96 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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: 1081191



## 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**

- Fabulous three-bedroom semi-detached home
- Located in sought after Kings Chase development
- An array of internal upgrades
- Large south facing rear garden
- Off road parking and garage
- No forward chain

**LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band D

**GUIDE PRICE**

Asking Price £425,000

**TENURE**

Freehold

Biannual Estate Management Charge £85

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*