

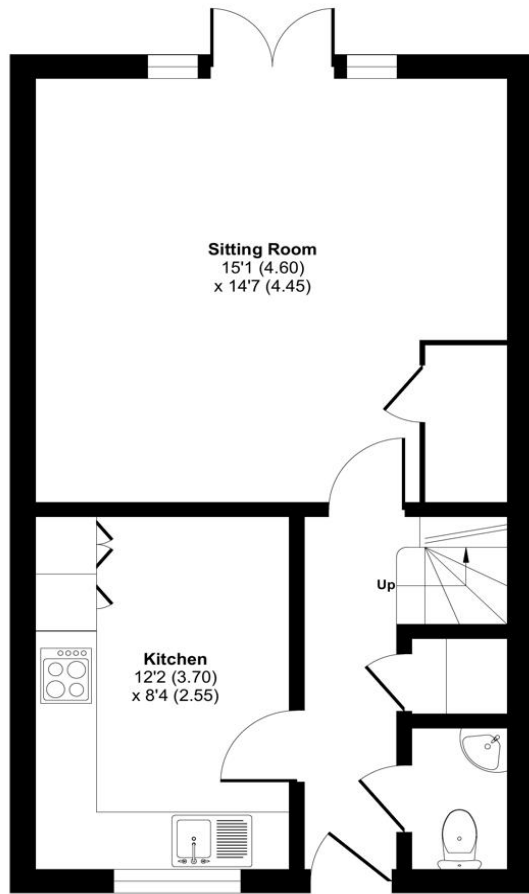


Ganger Farm Way, Ampfield, Romsey, Hampshire, SO5 1 0DF

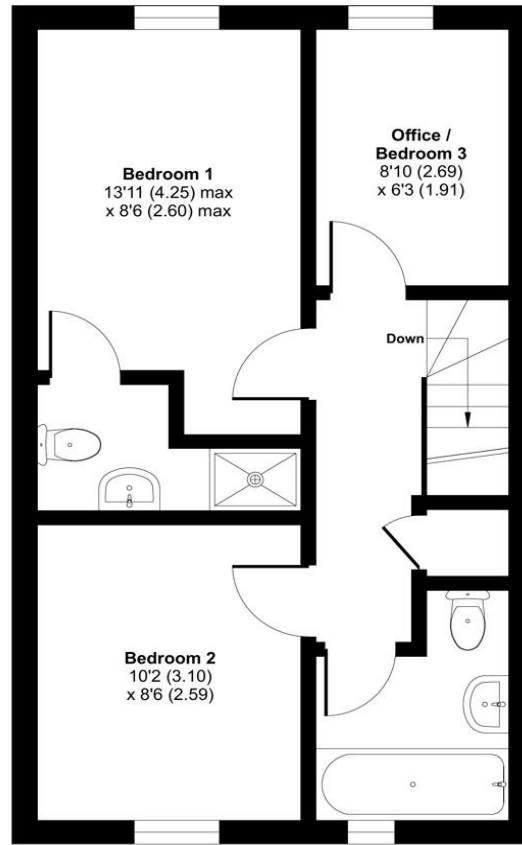


ACCOMMODATION

Situated in the sought-after Kings Chase development on Ganger Farm Way, this three-bedroom link-detached home enjoys a prime position overlooking the tranquil boardwalk and is set on a no-through road. Built less than five years ago by David Wilson Homes, the property has been meticulously cared for by the current owner and is offered with no forward chain. The welcoming entrance hall provides excellent storage and a convenient cloakroom/WC, setting the tone for the thoughtfully designed layout. The stylish kitchen/diner at the front of the home features cream shaker-style units, dark worktops, and integrated appliances. Whether you prefer to enjoy family meals here or in the light-filled lounge, this space offers exceptional versatility. The south-facing lounge is a cosy retreat, bathed in natural light from French doors that open onto the beautifully landscaped rear garden. Upstairs, the principal bedroom boasts an en-suite shower room and overlooks the garden, providing a peaceful sanctuary. Two additional bedrooms cater to a variety of needs, whether for family, guests, or home working. The family bathroom features a modern white suite with a bath, and stylish tiling. The rear garden has been lovingly enhanced with an upgraded patio, perfect for al-fresco dining, and attractive planted borders framing the lawn. A garage with power, lighting, and internet connectivity offers excellent utility, alongside off-road parking for up to three cars and an EV charging point. This exceptional home combines modern comfort with an idyllic location, making it perfect for families, downsizers, or professionals seeking a move-in-ready property. Don't miss the opportunity to make this stunning home your own!

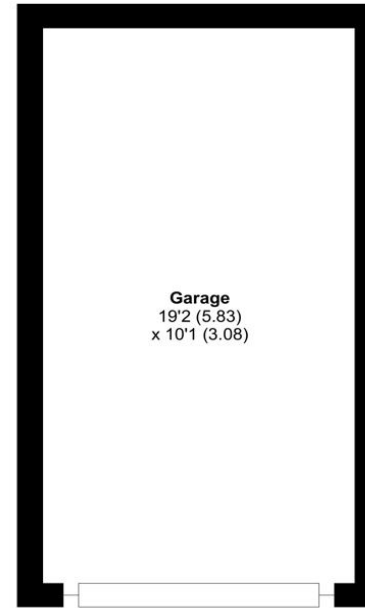


GROUND FLOOR



FIRST FLOOR

Approximate Area = 830 sq ft / 77.1 sq m
 Garage = 193 sq ft / 17.9 sq m
 Total = 1023 sq ft / 95 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(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	



Scan the QR code to find out more information about this property.

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

- Three-bedroom link detached home
- Offered with no forward chain
- Stylish kitchen/diner
- Modern family bathroom
- Garage with power
- Off-road parking for up to three cars and EV charging point

LOCAL AUTHORITY

Test Valley Council
Council Tax Band TBC

ASKING PRICE £475,000

TENURE

Freehold