



Broadgate Farm, Hook Road, Ampfield, Romsey, SO51 9AU





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This beautifully presented executive home, situated in the picturesque village of Ampfield, offers the perfect blend of luxury, space, and convenience. Ideally located for access to Romsey, Winchester and major transport links.



- Executive home in the picturesque village of Ampfield, built by English Developments, offering contemporary elegance and high-quality finishes throughout
 - Excellent amenities in nearby Romsey, plus well-regarded schools and colleges with bus access
 - Five/six bedrooms, including a luxurious principal suite with a walk-in wardrobe and en-suite shower room
 - Spacious interiors with a grand entrance hall, central staircase, and stylish living accommodation
 - Bespoke kitchen/breakfast room with integrated appliances and a central island
- Elegant sitting room, separate study and formal dining room
 - Modern comforts including underfloor heating, CCTV and a security system
 - Beautifully matured gardens with countryside views and a spacious patio for entertaining
 - Detached double garage with a gym above



ACCOMMODATION

Built by renowned developers English Developments, this stunning five/six-bedroom home showcases contemporary elegance with high-quality finishes and modern comforts such as underfloor heating to both the ground and first floor via an air source heat pump, CCTV, and a security system to enhance the property. There is also a rainwater harvesting system to collect and reuse rainwater efficiently. An innovative ceiling audio system allows you to stream music directly from your smartphone, tablet, or any Bluetooth-enabled device. Upon entering, the grand entrance hall with a central staircase sets the tone for the spacious interiors, including a stylish sitting room with a feature fireplace, a study, a formal dining room and an impressive bespoke kitchen/breakfast room with integrated appliances, including an electric AGA and a central island, with bi-fold doors to the garden which allow natural light to flood the room, seamlessly integrating indoor and outdoor living. The first floor offers a luxurious principal bedroom suite with a walk-in wardrobe and en-suite shower room. Bedroom two also displays an en-suite shower room, while bedrooms three and four share a well-fitted shower room. The luxury family bathroom completes the first floor. On the second-floor bedroom five is a well-proportioned room with a further en-suite shower room for added comfort and convenience. The current vendors have created a high-quality cinema room for unparalleled entertainment. Outside, the beautifully landscaped gardens provide a serene setting with far-reaching countryside views, a spacious patio terrace for entertaining, and a detached double garage with store and a home gym above. The charming village of Ampfield boasts a welcoming community with a church, cricket club, golf club, and scenic rural walks. The market town of Romsey provides excellent everyday amenities, while well-regarded schools and colleges are easily accessible via local bus routes



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 School. 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.

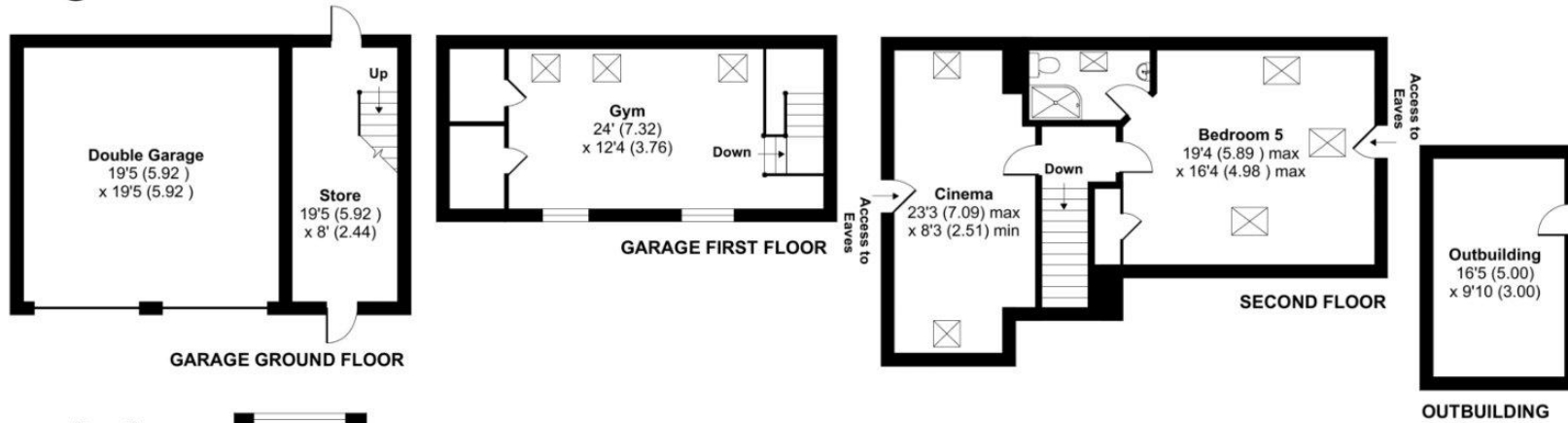
There is a bus which runs twice an hour to Winchester and Romsey and also a school bus to King's School, King Edward's School, Peter Symonds College and Barton Peveril College. Immediate facilities within Ampfield include The White Horse public house, Ampfield Golf Course and its restaurant, village hall and café with its monthly market cricket ground and new pavilion and the well-regarded C of E Primary School.



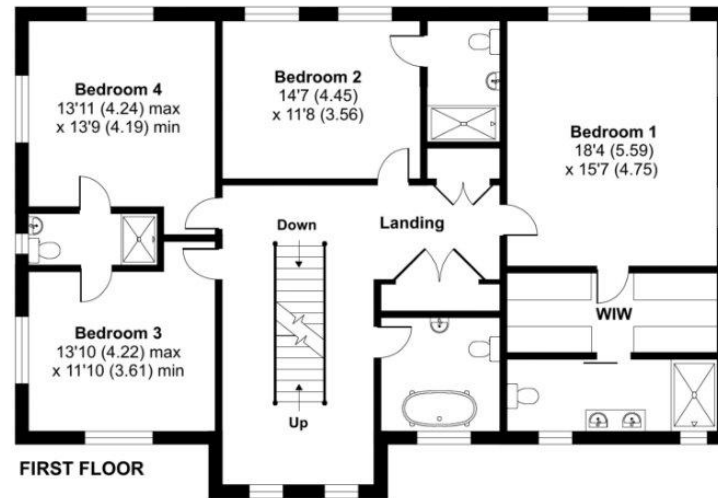
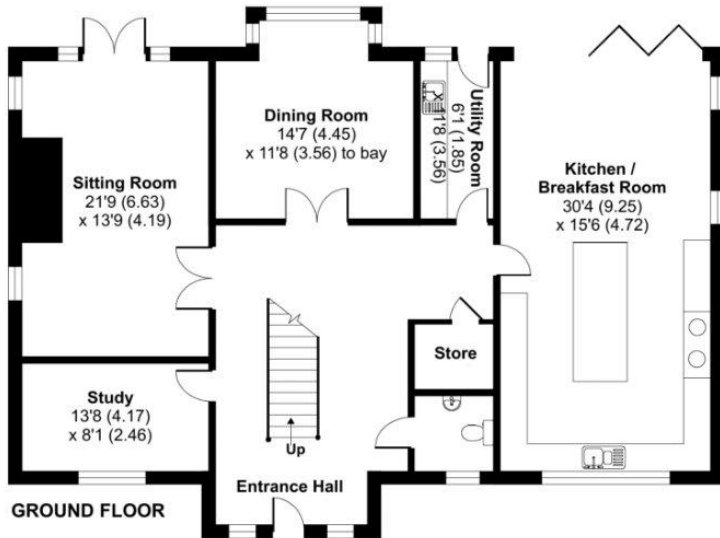




Approximate Area = 4792 sq ft / 445.1 sq m (includes garage)
 Outbuilding = 162 sq ft / 15 sq m
 Total = 4954 sq ft / 460.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	88
England, Scotland & Wales	EU Directive 2002/91/EC	



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





LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band G

ASKING PRICE £1,600,000

TENURE

Freehold

Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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