



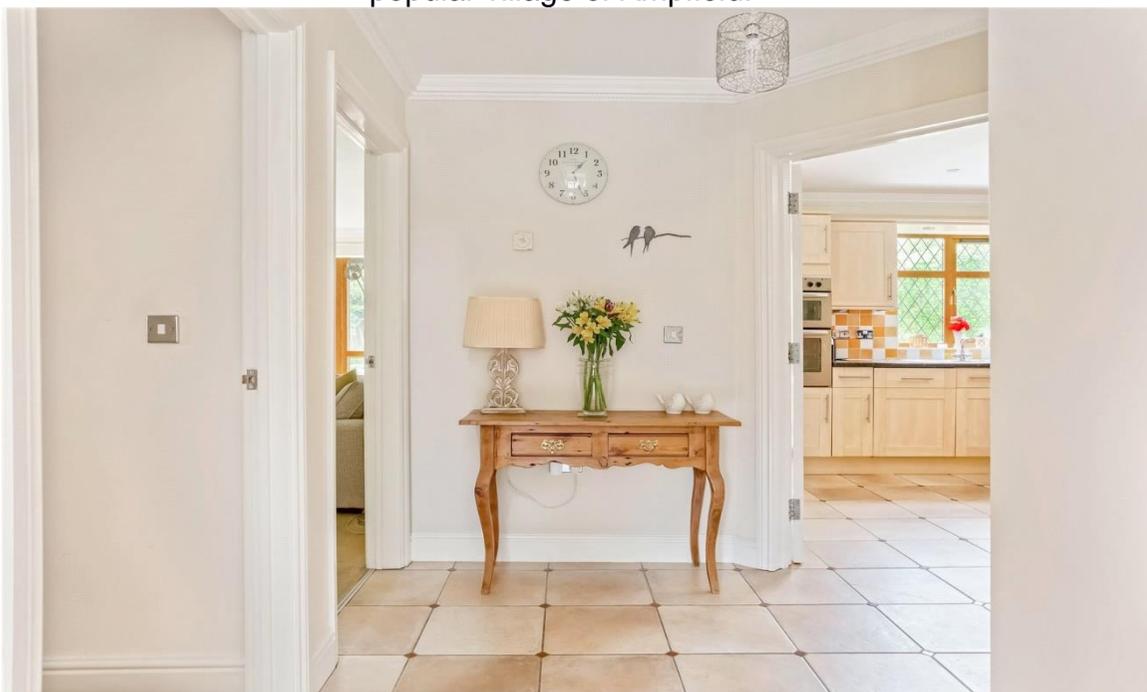
Hook Road, Ampfield, Romsey, Hampshire, SO51 9BY





## Norbury Cottage, Hook Road, Ampfield, Romsey, Hampshire, SO51 9BY

Enjoying the most sylvan of settings and occupying a generous plot approaching a 1/3 acre of delightful gardens is this sizeable family home perfectly arranged over three floors, providing extensive accommodation of approximately 2600 sq ft, situated within the popular village of Ampfield.



- Five-bedroom detached home arranged over three floors
- Plot approaching a 1/3 acre • South westerly facing gardens
- Highly sought-after location • Easy access to all major transport links
  - Deceptive accommodation extending to 2,600 sq ft
- Detached double car port with extensive driveway • Vendor suited

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## SITUATION

Located in Ampfield the property 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 ideal, within catchment to both Ampfield, Romsey and Chandlers Ford schools with much private sector choice, the closest being the well-regarded Stroud Preparatory School and Hampshire Collegiate and within catchment of the reputed Thornden Secondary 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 Kings School, King Edwards School, Peter Symonds College and Barton Peveril College.

Immediate facilities within Ampfield include the Potters Heron – a pretty thatched hotel pub & restaurant, The White Horse public house, Bingham's Bistro café, 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.



## ACCOMMODATION

Enjoying the most sylvan of settings and occupying a generous plot approaching a 1/3 acre of delightful gardens is this sizeable family home perfectly arranged over three floors, providing extensive accommodation of approximately 2600 sq ft, situated within the popular village of Ampfield.

Norbury Cottage was individually designed and constructed 16 years ago and enjoys flexible living space comprising four versatile reception rooms plus a kitchen/breakfast room supplemented by a useful utility room and cloakroom. The kitchen features extensive work surfaces and an array of matching units together with integrated appliances.

The first-floor features four double bedrooms with an enviable principal suite hosting fitted wardrobes, eaves storage and an ensuite shower room whilst a further bedroom also with ensuite facilities features a built-in dressing table and chest of drawers. The second floor displays a bedroom and is accompanied by a shower room.

Supplementing the principal residence is a large detached double car barn with PIR lighting accessed via a substantial driveway for multiple vehicles and an outlook towards private woodland.





The rear garden is mature with established trees studding the extensive lawns which are flanked by attractive shrub borders.

The property is located on the fringes of the sought-after village of Ampfield set back from the main thoroughfare yet within easy commuting distance of both Winchester and Romsey and within catchment of excellent local schooling both in the state and private sectors.

**LOCAL AUTHORITY**

Test Valley Borough Council

**GUIDE PRICE**

Offers in excess of £1,050,000

**TENURE**

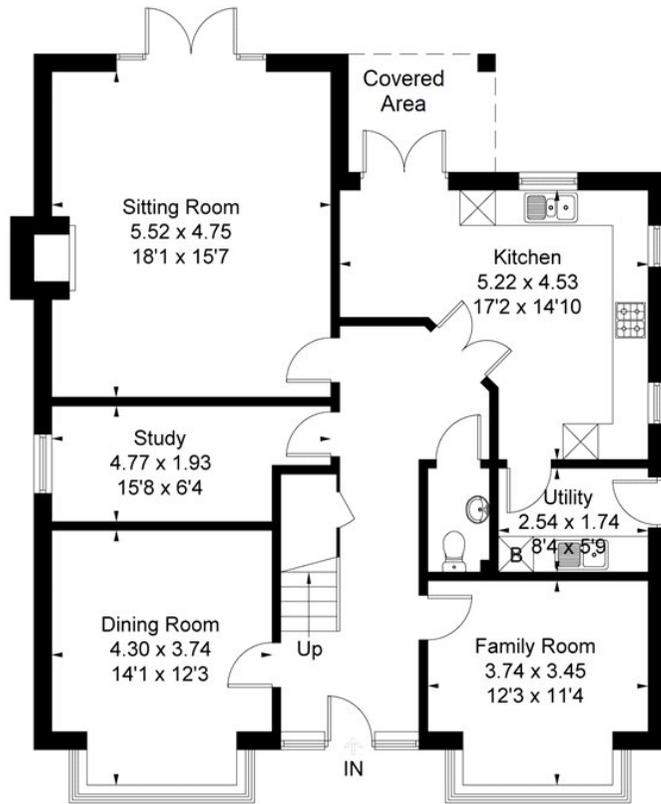
Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

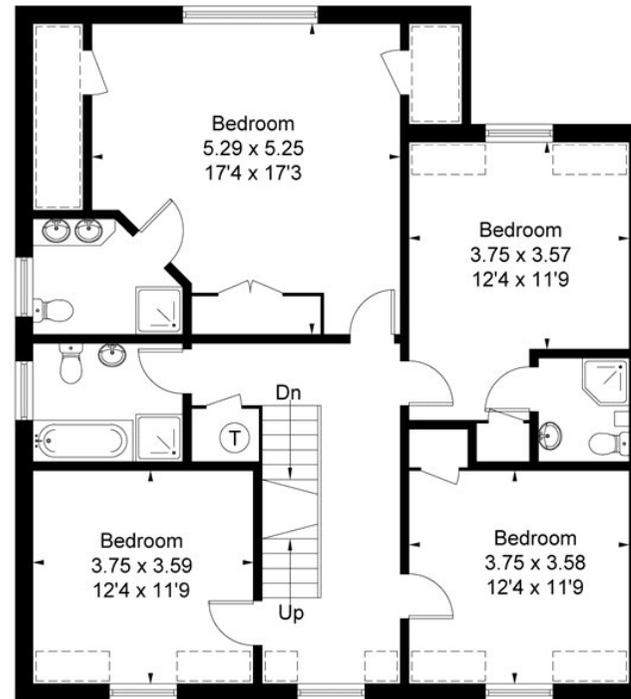




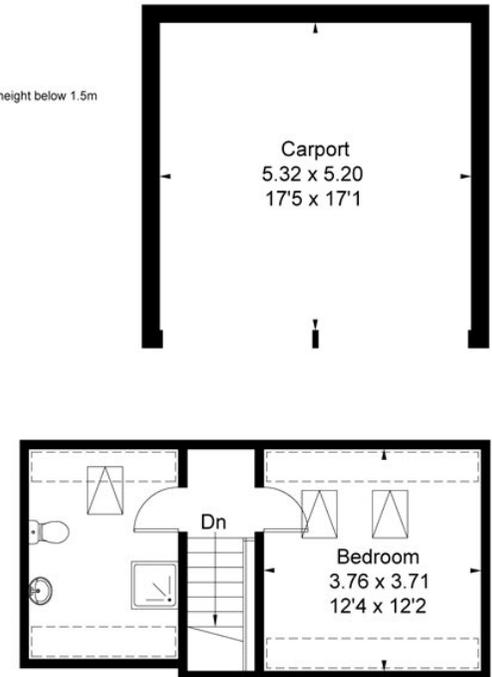
Approximate Area = 256.6 sq m / 2762 sq ft  
Including Limited Use Area ( 16.4 sq m / 176 sq ft)



Ground Floor



First Floor



Second Floor

= Reduced head height below 1.5m



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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 firms' employment has the authority to make or give any representation or warranty in respect of the property.

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