



Fir Tree House, 1 Broadgate Farm, Ampfield. Hants, SO51 9AU

Winkworth

WONDERFUL COUNTRYSIDE VIEWS

This beautifully presented executive family home is situated in the village of Ampfield. The picturesque village of Ampfield lies to the north east of Romsey, perfectly positioned for access to Romsey town centre, Winchester, the M27, M3 and beyond. Winchester Railway Station offers direct links to London Waterloo in just over an hour. This popular location benefits from a Church, Cricket Club, recreation ground, Golf Club which hosts a variety of events, Village Hall, the popular White Horse public house and many rural walks on the doorstep. The market town of Romsey provides excellent everyday amenities and leisure facilities. There is a bus which runs to Winchester and Romsey and a school bus to Kings School, King Edwards School, Peter Symonds College and Barton Peveril College.

Built in traditional brick by renowned local developers English Developments this contemporary five/six-bedroom home is truly stunning. Quality, style and light are the watchwords for this wonderful home. The striking exterior leads to the equally impressive interior, which starts in the large entrance hall with central staircase, which gives just a taste of what is to come with this beautiful home. The ground floor accommodation is extensive, with large stylish living room with feature fireplace and doors onto the rear garden. A separate study/office overlooks the front elevation, a separate dining room with square bay offers views over the rear garden. The impressive kitchen/breakfast room which spans the property front to back, is the perfect family/entertaining space. The bespoke kitchen benefits from integrated appliances and a large central island. The kitchen is supplemented by a useful utility room which provides access to the rear garden, a cloakroom completes downstairs. To the first floor is the master suite with walk-in wardrobe and large en-suite shower room. The remaining three bedrooms on this floor are generous in size, bedroom two benefits from an en-suite whilst bedrooms three and four have a Jack and Jill shower room also found on this floor is the luxury family bathroom. Both ground and first floor benefit from underfloor heating, heating to the second floor is supplied by radiators. On the second floor is bedroom five with en-suite and the potential for a sixth bedroom, currently set up as a cinema room. There is also CCTV, burglar alarm, security lights and 1 year left of the NHBC.

Outside, you cannot fail to be impressed by the attractive setting of this property, which has matured beautifully in the nine years since it was built. The driveway offers plenty of parking and access to the double garage. The garage has a locked storage area ideal for garden machinery it also benefits from a room on the first floor, currently set up as a gym. The front garden is mainly laid to lawn bordered by shrubs. The superb rear gardens are mainly laid to lawn with shrubs, and specimen trees providing an array of fauna throughout the year, a patio to the rear, spanning the width of the property provides ideal areas for outside entertaining. The rear garden offers uninterrupted views over surrounding countryside, creating a calm and restful environment.

- Ultrafast Broadband available
- Council Tax Band - G
- Heating - Air Source Heat Pump
- Sewage Treatment Plant
- Rainwater Harvesting for washing machine, garden water and toilets

THORNDEN CATCHMENT









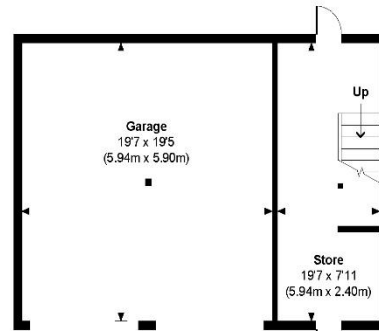
Winkworth

**Address: Fir Tree House, 1
Broadgate Farm, Ampfield, SO51
9AU**
Council Tax Band: G
EPC: B
Tenure: Freehold

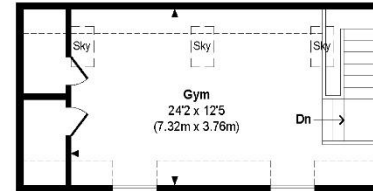


Broadgate Farm

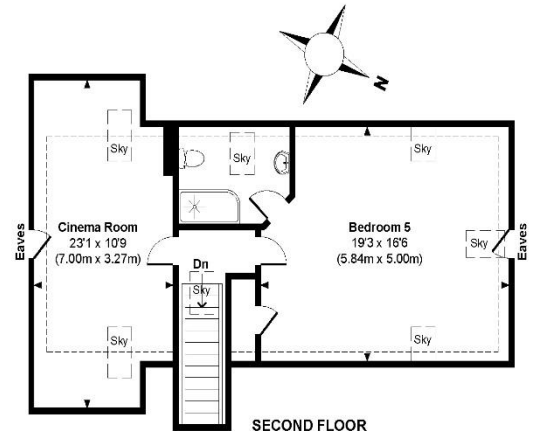
Approximate Gross Internal Area
Main House = 3844 Sq Ft / 357.08 Sq M
Garage = 880 Sq Ft / 81.77 Sq M
Total = 4724 Sq Ft / 438.85 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



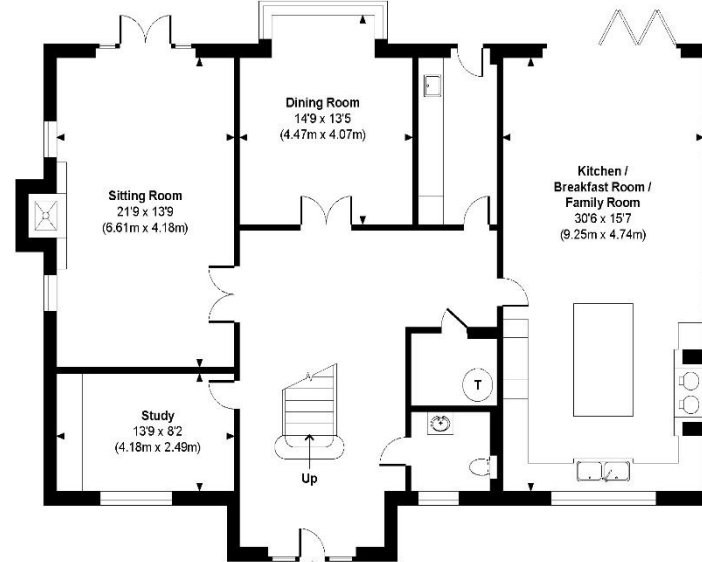
GARAGE GROUND FLOOR



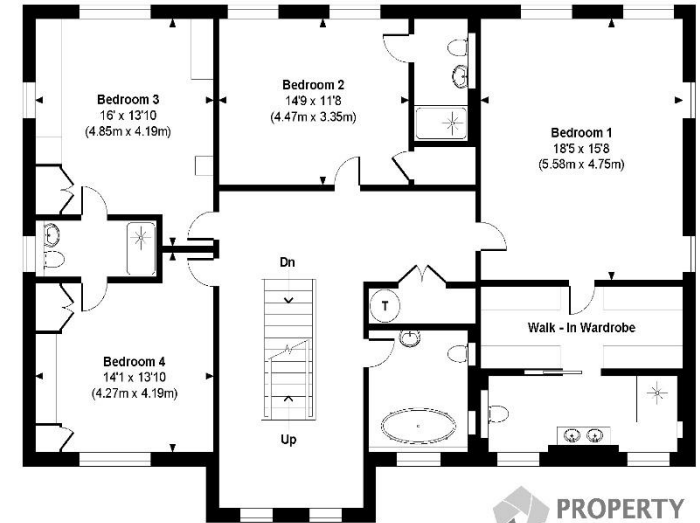
GARAGE FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

--- Indicates restricted room height less than 1.5m.



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

winkworth.co.uk/romsey

Winkworth Romsey

18 Market Place, Romsey, Hampshire, SO51 8NA
01794 511911 | romsey@winkworth.co.uk

winkworth.co.uk/romsey

Winkworth Winchester

2 Black Swan Buildings, Southgate Street,
Winchester, Hampshire, SO23 9DT
01962 866777 | winchester@winkworth.co.uk

Winkworth Mayfair & Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently