



Cambalt, Potters Heron Lane, Ampfield, Romsey, SO51 9BW

Winkworth



STUNNING FAMILY HOME

This detached home, with two-bedroom annexe is in fantastic position in the highly desirable Parish of Ampfield, with easy access to a range of local amenities. Just a short distance from notable landmarks like The Potters Heron Hotel, Ampfield Golf Course, and The White Horse public house, the property benefits from the charm and convenience of village life. Additional local amenities include a Church and Village Hall, further enhancing the community feel. Strategically situated between the towns of Winchester and Romsey, both offer a wide variety of shops, bars, restaurants, and railway stations, making commuting and leisure activities easily accessible. The M27, M3, and A36 are also within close reach for those needing to travel further afield. For commuters, Winchester's mainline railway station (approximately 7 miles away) offers direct trains to London Waterloo. Families will also appreciate the excellent educational options in the area, as it is well served by well-regarded schools and colleges in both the private and state sectors.

Located on a private lane, Cambalt is a stunning family home of the highest quality, offering generous and flexible accommodation throughout, including a two-bedroom annexe within the grounds. The ground floor consists of a large sitting room, dining room, study, play room, along with a kitchen/breakfast room with separate utility room. The combination of a stunning sitting room with a feature window and expansive views over the rear garden, paired with the airy and spacious double aspect dining room, certainly creates an inviting atmosphere. The flexible layout is a great asset for accommodating a range of family needs. The kitchen/breakfast room at Cambalt is a truly striking space. The well-designed kitchen offers a wide range of eye and base level units with ample storage and workspace, making it both practical and stylish. The bespoke floor-to-ceiling glass doors are an exceptional feature, offering a seamless connection to the garden. This not only floods the space with natural light but also creates a sense of openness, allowing the outdoors to become an integral part of the living experience. Upstairs are four bedrooms. The master suite at Cambalt combines functionality with a sense of serenity and privacy offers an exceptional retreat. Fitted wardrobes provide ample storage, keeping the space organized and sleek. The wet room and separate bath offer the perfect combination of modern convenience and indulgent relaxation. The bedroom has the bonus of a private, extensive balcony. This outdoor space is ideal for enjoying views of the garden and surrounding countryside. Bedroom two is an equally luxurious room with its own en-suite with bath, separate shower and his and hers sinks. Bedrooms three and four share use of the family bathroom. Overall, the layout of Cambalt offers a great blend of functionality and comfort for a modern family lifestyle.

Cambalt is in a truly idyllic location, with wonderful views from every aspect. The private lane and ample driveway parking offer both convenience and exclusivity whilst the integral double garage adds practicality. The rear garden offers a peaceful retreat. The combination of the large terrace and stunning rural views creates a perfect space for both relaxation and entertaining. The mature shrubs surrounding the lawn further enhance the sense of privacy, making it a wonderful outdoor space. The plot overall is circa. 0.4 of an acre. Also contained within the grounds is an ancillary two-bedroom annexe with kitchen/living/dining room plus shower room.

- Standard broadband
- Oil fired central heating installed two years ago
- Sewerage treatment plant
- Kitchen Range Cooker fired by Calor Gas
- No onward chain





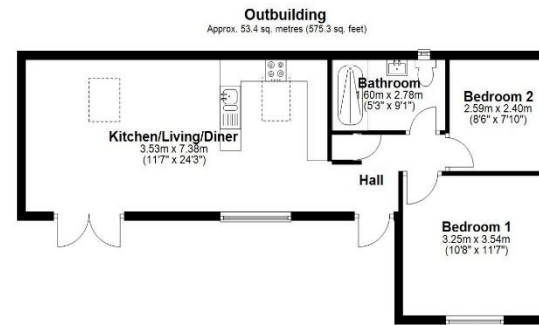
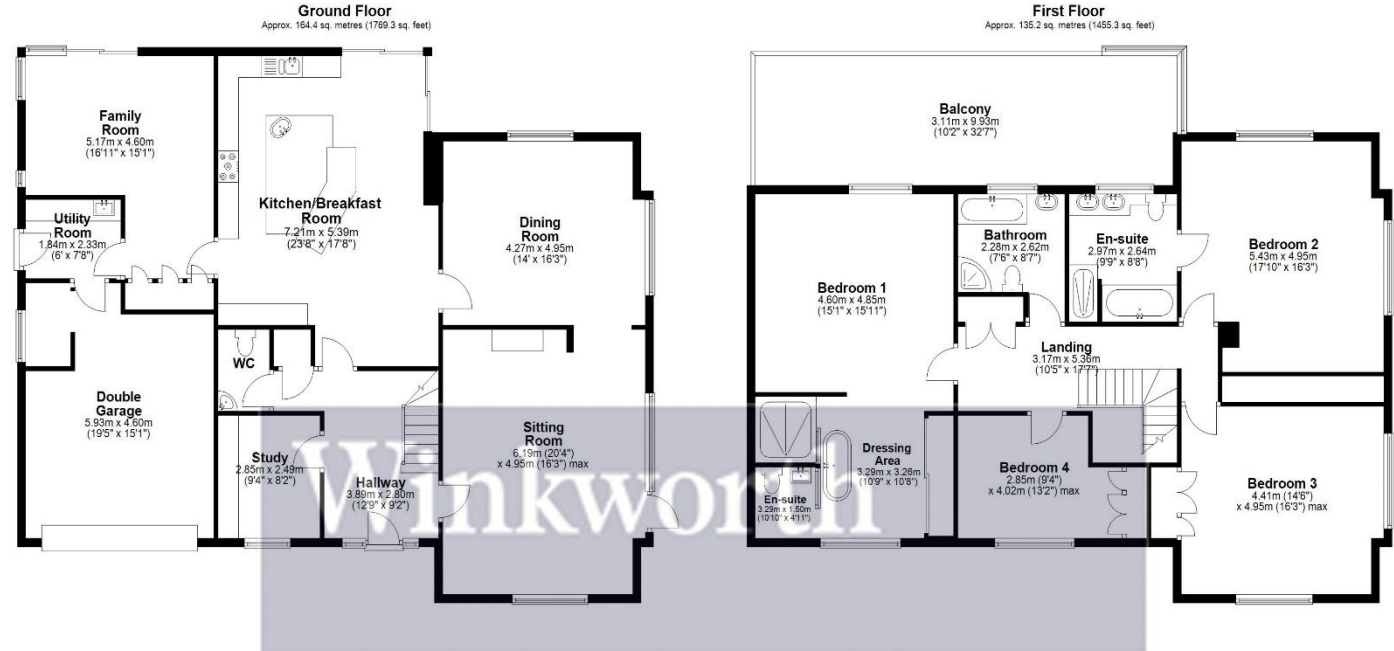




Winkworth

Address: Cambalt, Potters Heron Lane, Ampfield, Romsey SO51 9BW

Council Tax Band: G
EPC: TBC
Tenure: Freehold



Total area: approx. 353.0 sq. metres (3799.9 sq. feet)

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY
 Copyright: Elin Matheson Photography
 Plan produced using PlanUp.

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