



Whistle Cottage, Knapp Lane, Ampfield, Romsey, SO51 9BT

Winkworth



DELIGHTFUL COUNTRY COTTAGE

Whistle Cottage is a delightful country home set in one of the area's most desirable villages, Ampfield. The day-to-day amenities include a reputable primary school, church, village hall, children's nursery, golf course and choice of restaurants and a public house. Nearby is Ampfield Wood with its excellent footpaths and woodland walks. Braishfield Primary school is also nearby and secondary schools include Kings in Winchester and The Romsey School whilst a bus passes through the village for Peter Symonds 6th Form. The market town of Romsey with its extensive amenities including a train station is only a short drive away, whilst the cathedral city of Winchester and commercial centre of Southampton, both with their main line railway stations are also within an easy commute. Main roads offer good access to motorways with Southampton and Bournemouth international airports easily accessible. The area is also renowned for its wealth of educational, recreational and cultural amenities.

Offered with no forward chain, this three bedroom sought after cottage is located in the highly desirable Knapp Lane, Ampfield. Having been let out for a number of years, the property would benefit from some remedial works. The accommodation comprises sitting room with feature log burner, leading through to a beautiful open plan kitchen/dining/family room with access out to the rear garden. To the first floor there are three generous bedrooms along with a family bathroom.

As you approach Whistle Cottage there is a private driveway that leads to the side of the property, providing parking for multiple vehicles. The plot itself is absolutely stunning and approaches 0.5 of an acre. The garden benefits from mainly being laid to lawn with a feature shed/summer house along with a stable to the rear.






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Address – Whistle Cottage, Knapp Lane, Ampfield, SO51 9BT

Council Tax Banding – F

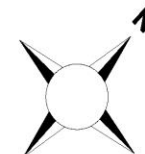
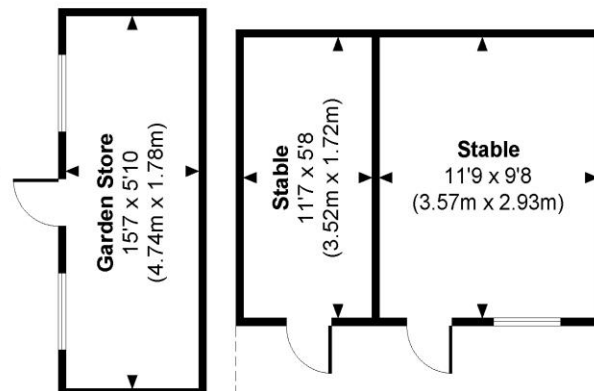
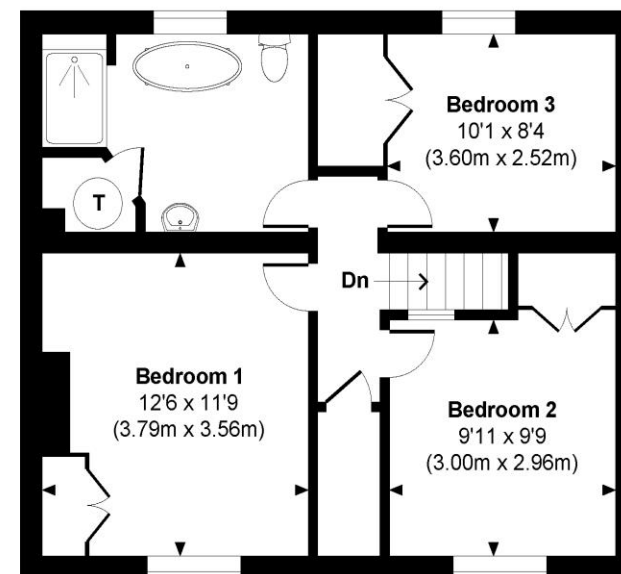
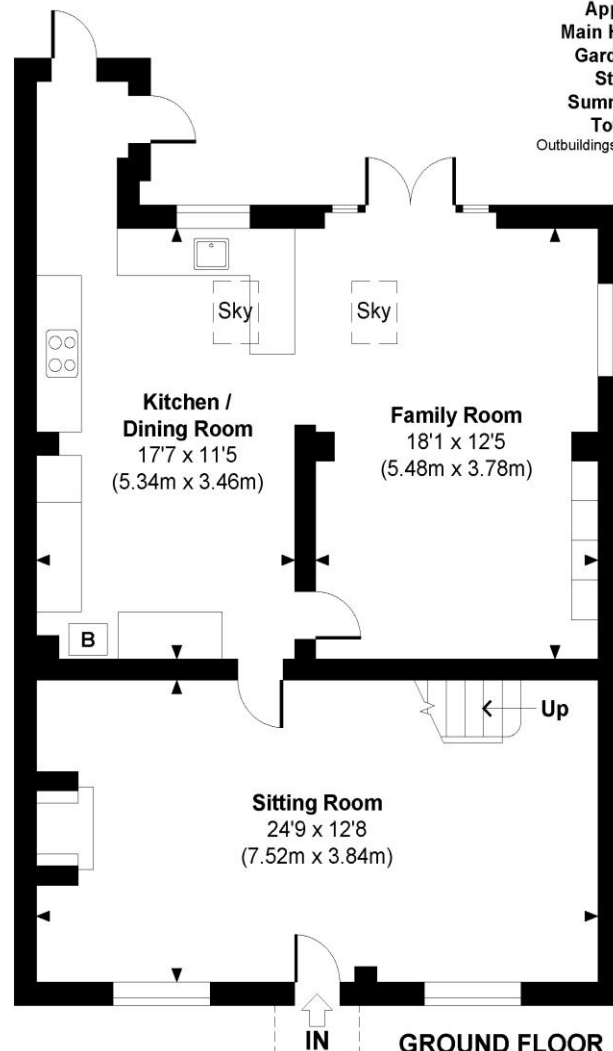


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	40	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Whistle Cottage

Approximate Gross Internal Area
 Main House = 1353 Sq Ft / 125.70 Sq M
 Garden Store = 91 Sq Ft / 8.44 Sq M
 Stable = 182 Sq Ft / 16.96 Sq M
 Summer House = 75 Sq Ft / 6.94 Sq M
 Total = 1701 Sq Ft / 158.04 Sq M
 Outbuildings are not shown in correct orientation or location.



winkworth.co.uk/romsey

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