



Dovedale House, Knapp Lane, Ampfield, Romsey, SO51 9BT

Winkworth



STUNNING DETACHED HOME

Dovedale House is a spacious executive style property in the much sought-after Knapp Lane, 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. The market town of Romsey 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.

This contemporary four-bedroom home is truly stunning and offers generous accommodation throughout. Quality and style are on offer in abundance with this wonderful home. The striking exterior leads to the equally impressive interior, which starts in the large entrance hall leading to all principal ground floor rooms. Spanning the length of the property front to back, is a large sitting/dining room with log burning stove and French doors leading to the rear garden. The kitchen/breakfast/family room is a light and airy space, beautifully fitted with a wide range of modern eye and base level units and a large island, the perfect family/social space ideal for modern day living. Just off the kitchen is a useful utility room which also provides access to the garden. To the front elevation is a study/office. A cloakroom completes downstairs. Upstairs there are four generous bedrooms, the master and bedroom two benefit from luxury en-suite shower rooms, bedrooms three and four are serviced by a well-appointed bathroom.

Outside the driveway offers plenty of parking and access to the double garage. The superb rear garden is low maintenance and offers a high degree of privacy bordered by fencing, mature shrubs and specimen trees. A paved patio area stretches across the rear of the property providing an ideal area for outside entertaining. Within the garden is an outbuilding/workshop with wine cellar.





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**Address – Dovedale House, Knapp Lane,
Ampfield, Romsey SO51 9BT**

Council Tax Banding – G

Freehold

Dovedale House

Approximate Gross Internal Area

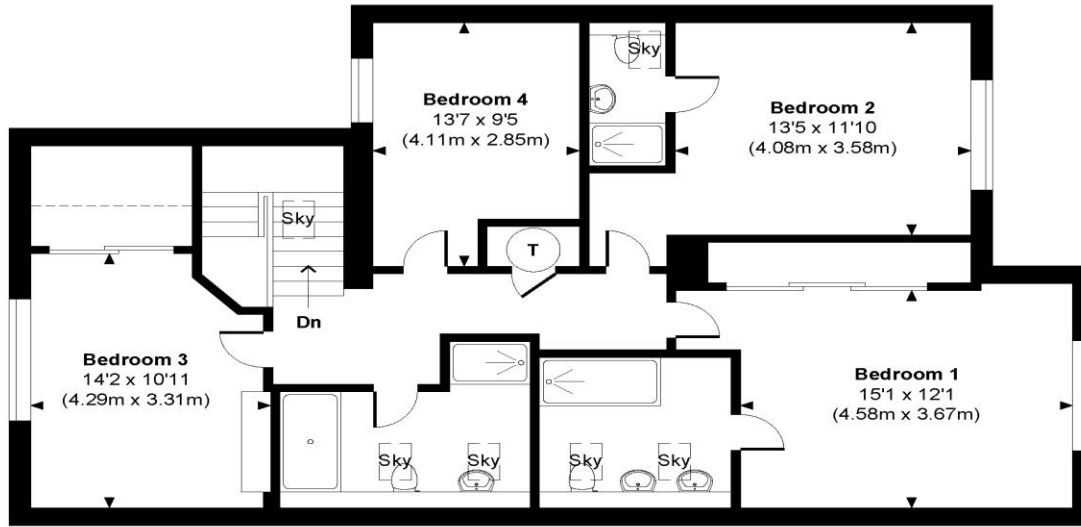
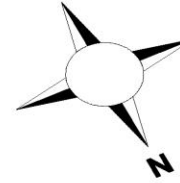
Main House = 2151 Sq Ft / 199.83 Sq M

Garage = 295 Sq Ft / 27.40 Sq M

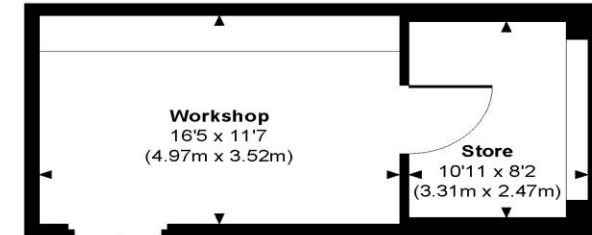
Outbuilding = 288 Sq Ft / 26.78 Sq M

Total = 2734 Sq Ft / 254.01 Sq M

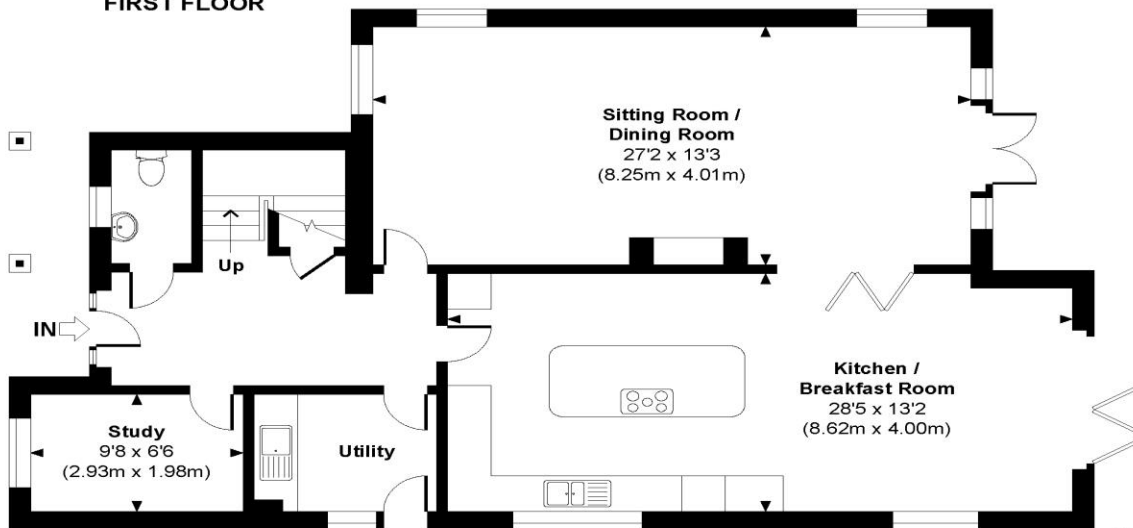
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



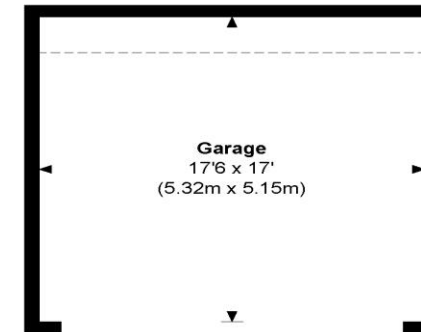
FIRST FLOOR



OUTBUILDING



GROUND FLOOR



GARAGE

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



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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

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