



**The Cottage, Knapp Lane, Ampfield, Romsey SO51 9BT**  
**Offers Over £750,000**

**Winkworth**





## BEAUTIFUL HOME IN AN IDYLIC VILLAGE SETTING

This stunning semi-detached home is located in the highly desirable Parish of Ampfield on a quiet country lane. The village has many day-to-day amenities including a church, public house and a parr 3 golf course, and a monthly market in the village hall. The village of Ampfield is highly convenient midway between the market town of Romsey and cathedral city of Winchester - both within a short drive. The latter has a mainline railway station, with London Waterloo an hour away, whilst the commercial centre of Southampton together with the M3 and M27 are also easily commutable. The area is also renowned for its wealth of educational, recreational and cultural amenities. 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.

The Cottage is an exceptional family home, offering a perfect blend of space, style, and quality. In appearance a quintessential country cottage, however the property offers light and airy accommodation throughout, enhanced by vaulted ceilings that creates a greater sense of space. The home has been thoughtfully designed and finished to the highest specification. The ground floor features a spacious sitting room, separate dining room, the principal bedroom, along with a stylish kitchen/breakfast room. The kitchen, is a lovely space in a style that complements the property perfectly, fitted with a wide range of eye and base level units and plenty of counter top space. The triple vaulted sitting room is charming with feature oak beams and a log burner. The more formal dining room leads off the sitting room. The master bedroom is located on the ground floor, with en-suite shower room and walk-in wardrobe. Completing downstairs is a useful utility/cloakroom. Upstairs, the home offers two beautifully appointed bedrooms, each with fitted wardrobes, along with the family bathroom. Every room throughout the house, has been meticulously decorated and styled to the highest standards.

The south-west facing rear garden is a true delight, exceptionally private and beautifully landscaped, featuring a spacious patio ideal for outdoor entertaining. To the front, a picturesque garden provides a charming introduction to the property. A driveway offers off-road parking for two vehicles, while a useful workshop, accessed externally, is conveniently attached to the rear of the home. The garden includes a shed with power.

- Private septic tank
- Oil fired central heating
- Gable End lighting
- Mains electricity & water
- Standard broadband available
- Council tax band 'C' – Test Valley Borough Council
- Vendors are suited

















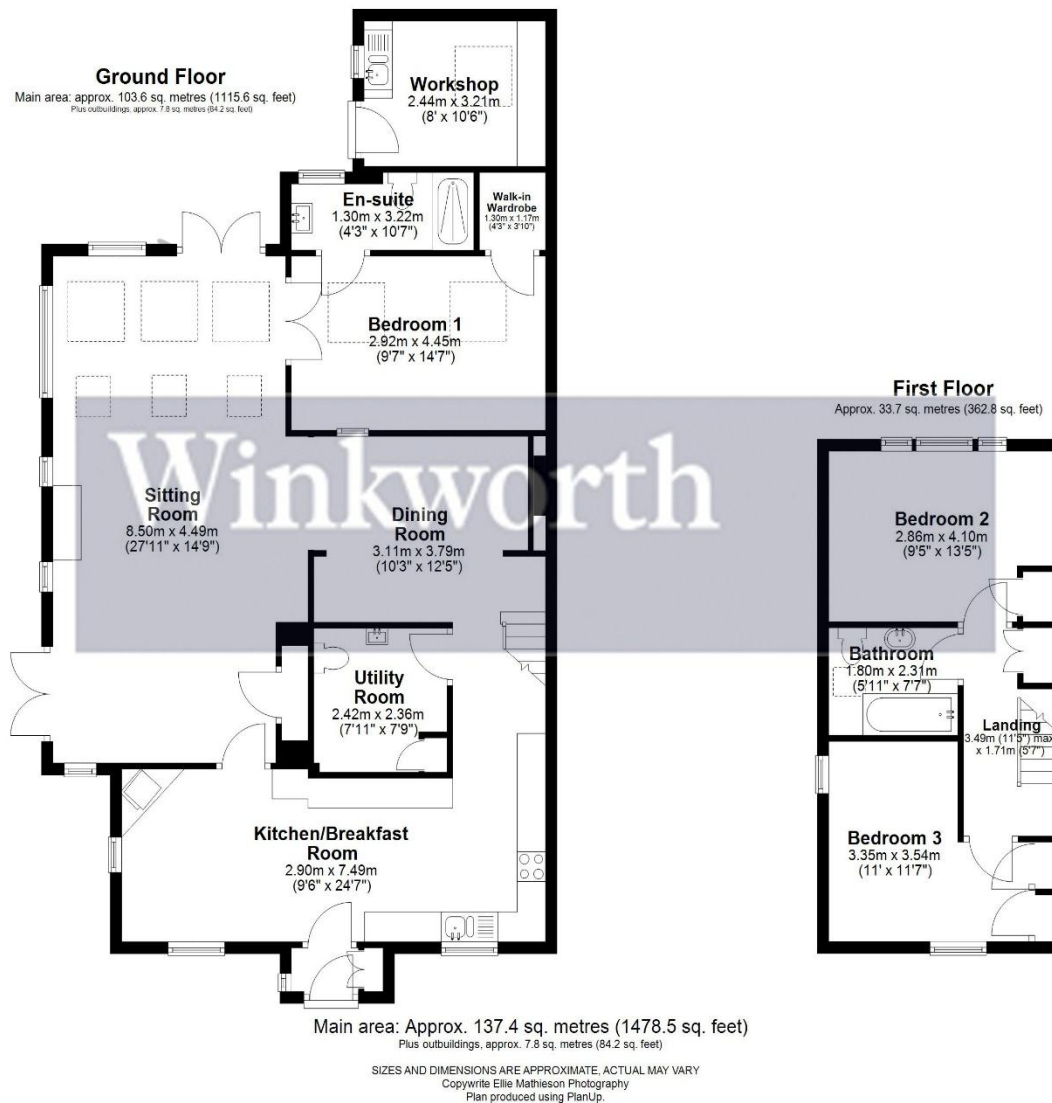
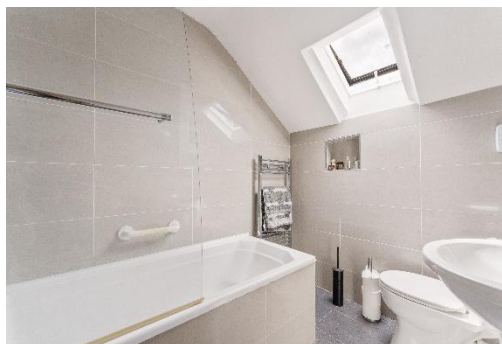


# Winkworth

**Address:** The Cottage, Knapp Lane,  
Ampfield, Romsey SO51 9BT

**Council Tax Band:** 'C' Test Valley BC

**EPC:** 'E'  
**Tenure:** Freehold



[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

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# Winkworth

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