



Buddys Barn Winchester Road, Ampfield, SO51 9BU

£1,695,000

Set within a majestic plot of approximately 3 acres is this wonderful detached family home providing spacious accommodation that offers a degree of versatility and multi-generational living capacity. The property enjoys an idyllic and tranquil setting within park like grounds, with far reaching views over open fields from every angle the majority of which have a southerly aspect. The centre piece of this stunning home is the 21'9" x 20'2" sitting room open plan to the 28'5" x 18'9" kitchen/dining space, complemented by a further sitting room, snug, study, bathroom, utility and cloakroom to the ground floor as well as 3 bedrooms. The main bedroom suite on the first floor provides spectacular panoramic views and a walk in wardrobe and en-suite, together with 2 further double bedrooms and bathroom. Within the grounds are substantial outbuildings which subject to the normal consents could lend themselves to a number of uses to include stabling for equestrian enthusiasts or homeworking. The double garage is of cavity construction, insulated with a storage room over. Positioned at the end of a private track Buddys Barn is very much part of the picturesque village of Ampfield which itself benefits from a local Public House, Ampfield Golf & Country Club, Church, Village Hall and Local School. The centre of Chandlers Ford is a short distance away, as is the market town of Romsey and Cathedral City of Winchester with its mainline Railway Station (approximately 7 miles). Private schools in the area include Twyford school Winchester, The Pilgrim School Winchester, Sherborne House Chandlers Ford, Stroud Romsey, Embley Park Romsey, King Edwards Southampton and Winchester College.

ACCOMMODATION

Ground Floor

Reception Hall:

15'3" x 8'4" (4.65m x 2.54m) Oak floor, Oak staircase to first floor.

Open Plan Sitting Room/Dining Area/Kitchen:

Oak floor throughout.

Sitting Room:

21'9" x 22' (6.63m x 6.71m) Feature log burner, double doors to outside and bay window providing dual aspect.

Kitchen/Dining Space:

28'5" x 18'9" x 10'4" (8.66m x 5.72m x 3.15m) The kitchen has been re-fitted with a range of modern shaker style units by Silverbrow with granite worktops over incorporating an island unit. Electric double oven, electric induction hob with extractor hood over, integrated dishwasher, fridge, freezer and microwave. The dining area provides space for table and chairs with double doors to outside.

Snug:

22'1" x 10'6" (6.73m x 3.20m) Oak floor.

Lobby:

Vaulted ceiling with Velux window and double doors to outside.

Second Sitting Room:

16' x 15' (4.88m x 4.57m) Triple aspect room with two sets of doors to outside, log burner.

Study:

12'1" x 7'8" (3.68m x 2.34m)

Bedroom 4:

11'10" x 10'8" (3.61m x 3.25m) Up to fitted wardrobes, double doors to outside.

Bedroom 5:

10'8" x 10'4" (3.25m x 3.15m) Fitted wardrobes, double doors to outside.

Bedroom 6:

10'8" x 8' (3.25m x 2.44m) Built in wardrobe.

Bathroom:

6'11" x 6'10" (2.11m x 2.08m) Suite comprising bath with mixer tap, separate shower cubicle, wash basin, wc, storage cupboard.

Rear Lobby:

Double coats/shoe cupboard, tiled floor.

Cloakroom:

Wash basin, wc, tiled floor.

Utility Room:

10'2" x 7'10" (3.10m x 2.39m) Range of cupboards, space and plumbing for appliances, boiler, cupboard housing Megaflo water tank, tiled floor, door to outside.

First Floor

Landing:

Full height window to the front, linen cupboard.

Bedroom 1:

21'8" x 17'2" (6.60m x 5.23m) A magnificent room with double aspect windows and doors with Juliette balcony commanding panoramic views of the gardens and fields beyond. Walk in wardrobe with hanging rail to both sides.

En-Suite:

9'7" x 8' (2.92m x 2.44m) White suite with chrome fittings comprising bath, separate shower cubicle, wash basin, wc.

Bedroom 2:

14'9" x 14'6" (4.50m x 4.42m) Dual aspect windows.

Bedroom 3:

14'6" x 9' (4.42m x 2.74m) Dual aspect windows.

Bathroom:

7'10" x 6'11" (2.39m x 2.11m) White suite with chrome fittings comprising bath, separate shower cubicle, wash basin, wc.

OUTSIDE

The total plot extends to approximately 3 acres surrounding the property on all four sides but predominantly situated to the south and west. To the front is a sweeping gravel driveway that affords parking for numerous vehicles leading to the house and double garage. The remainder of the gardens comprise mostly of lawned areas which have previously been used as equestrian use and grazing. Adjoining the house is an outside entertaining space with a further deck and pergola providing views over the fields and to the setting sun in the west.

Garden Room:

14'10" x 9' (4.52m x 2.74m) Light and power, situated just behind the kitchen.

Double Garage:

19'8" x 19'6" (5.99m x 5.94m) Cavity wall construction, 2 electric roller doors to the front, light and power.

First Floor Storage Room:

19'8" x 11'9" (5.99m x 3.52m) Light and power.

Potting Shed:

17'4" x 11'9" (5.28m x 3.58m)

Former barn/stables:

This is currently split into two rooms measuring 20'6" x 18'8" (6.25m x 5.69m) and 29' x 18'8" (8.84m x 3.58m)

Adjoining Store Room:

17'3" x 11'7" (5.26m x 3.53m)

Original Barn:

This is the original Buddys Barn of Oak frame construction measuring 46'7" x 15'8" (14.20m x 4.78m) which would benefit from some attention.

OTHER INFORMATION**Tenure:**

Freehold

Approximate Age:

Originally constructed in the 1970's and extended in 2011

Approximate Area:

3142sqft/291.8sqm (House only)

Sellers Position:

Looking for forward purchase. Possibility of no forward chain.

Heating:

LPG serving radiators

Drainage:

Septic tank

Windows:

UPVC double glazing

Infant/Junior School:

Ampfield C of E Primary School

Secondary School:

Romsey School

Local Council:

Test Valley Borough Council 01264 368000

Council Tax:

Band E



Ground Floor = 2239 sq ft / 208 sq m
 First Floor = 903 sq ft / 83.8 sq m
 Total = 3142 sq ft / 291.8 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	51
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Sparks Ellison. REF: 714923

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