



sparks ellison

4 The Stables Ampfield Hill, Romsey, SO51 9BD

£950,000

4 The Stables was constructed in 2019 and forms part of a small development in a wonderful setting overlooking a paddock. The property enjoys three first floor bedrooms, the master benefitting from a refitted en suite, with the ground floor boasting a further bedroom with en suite, study, sitting room and a stunning kitchen/dining/family room with a log burner and views over the stunning 94' garden. There is a large gravel driveway providing off road parking for several vehicles an leading to a detached car barn providing further parking and storage. The property is presented beautifully throughout and offers a great opportunity for a range of buyers both upsizing or downsizing.

Ampfield, a very popular village located about 3 miles to the north-east of Romsey along the A3090 is very conveniently placed for access to Romsey and Winchester. Within the village are facilities to include junior school, hotel public house and restaurant. Schools for all ages, both state and private, are readily available. There are bus services to Romsey and Winchester. There is easy access to the M27 and M3 providing links to Southampton, Winchester, London and Portsmouth.

ACCOMMODATION

GROUND FLOOR

Entrance Hall:
10'2" x 9'6" (3.10m x 2.9m) Stairs to first floor, under stairs storage cupboard.

Claokroom:
Comprising wash hand basin, wc., oak flooring.

Sitting Room:
16'11" x 14'3" (516m x 4.34m) Oak flooring.

Kitchen/Dining/Family Room:
19'4" x 16'9" (5.89m x 5.11m) Space for Range style cooker, space for fridge freezer, integrated dishwasher, integrated fridge, integrated freezer, central island, wine cooler, dresser, space for table and chairs, space for sofas, fitted log burner, doors opening to garden, oak flooring, air conditioning.

Utility Room:
11'9" x 5'5" (3.59m x 1.64m) Integrated washing machine, tiled floor.

Study:
9'5" x 5'9" (2.87m x 1.75m) Oak flooring.

Bedroom 4:
10'5" x 9'5" (3.18m x 2.87m) Built in double wardrobe, oak flooring.

En Suite:
Comprising shower i cubicle, wash hand basin, wc., tiled flooring.

FIRST FLOOR

Landing:
Access to loft space, built in airing cupboard,.

Bedroom 1:
16'9" into bay x 17'5" max (5.11m x 5.31m) A triple aspect room with built in wardrobes and air conditioning.

En Suite:
Comprising shower, wash hand basin with cupboard and drawer under, wc., tiled floor.

Bedroom 2:
16' x 9'7" (4.87m x 2.92m) Built in double wardrobe.

Bedroom 3:
13'11" x 9'4" (4.23m x 9'4") Built in double wardrobe.

Bathroom:
Comprising bath, twin basins with cupboards under, wc., tiled floor.

OUTSIDE:

Front:
Large gravel driveway providing off road parking for several vehicles and leading to car barn, side access to rea garden

Rear Garden:
To the rear of the kitchen is an area laid to paved slabs, outside tap and wooden workshop with power and light. To the left hand side of the property is a stunning garden measuring approximately 94'max x 60' with view of greenery beyond. This garden benefits from an area laid to lawn, paved patio area, area laid to shingle with pergola, well stocked and mature planted beds.

Car Barn:
19'10" x 17'7" these measurements include a built in storage cupboard.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
2019

Approximate Area:
2139sqft/198.7sqm

Sellers Position:
Looking for forward purchase

Heating:
Electric heat pump, ground floor underfloor heating, upstairs radiators

Windows:
UPVC double glazing

Loft Space:
Partially boarded with light connected

Annual Service Charge:
Jan – Dec 2025 £1200 (current owners pay in full but neighbours pay half yearly)
Includes servicing, maintenance and electricity for the water treatment plant, insurance for the un-adopted road and maintenance of green areas, verges etc

Infant/Junior School:
John Keble Ce Primary School

Secondary School:
Kings' School

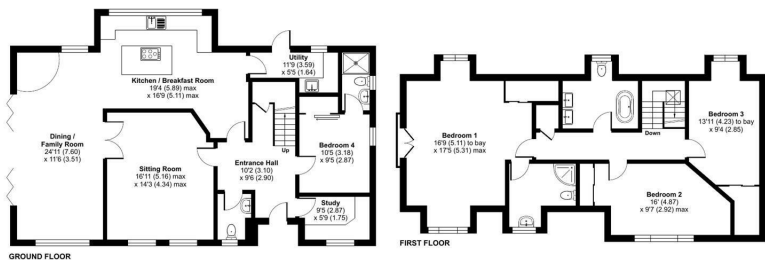
Council Tax:
Band G

Local Council:
Test Valley Borough Council - 01264 368000

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.



Ground Floor = 1222 sq ft / 113.5 sq m
 First Floor = 917 sq ft / 85.2 sq m
 Total = 2139 sq ft / 198.7 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickocom 2025. Produced for Sparks Ellison. REF: 1201100



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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