



sparks ellison

Silverwood Hook Crescent, Parish of Ampfield, SO51 9DE

£1,450,000

Occupying an attractive position within the Parish of Ampfield, this impressive detached home offers exceptionally generous and adaptable accommodation, ideally suited to modern family living. The property sits within a mature plot of approximately half an acre and is approached via an extensive frontage providing off-road parking for numerous vehicles, with space suitable for larger vehicles such as a motorhome or boat. The ground floor is centred around a particularly striking kitchen/breakfast/family room, enhanced by a vaulted ceiling which creates a wonderful sense of volume and natural light. This sociable space forms the heart of the home and is perfectly arranged for both everyday living and entertaining. In addition, there are four well-proportioned reception rooms, offering excellent flexibility for those requiring home working areas, playrooms or further sitting rooms. The accommodation is equally adaptable from a bedroom perspective, with the potential for up to seven bedrooms, including two with en-suite facilities, allowing the layout to be tailored to individual requirements. To the rear, the garden provides a delightful and private outdoor environment, predominantly laid to lawn with established planting, creating an ideal setting for outdoor dining, recreation and family enjoyment. Hook Crescent is a highly regarded residential location with convenient access to nearby amenities and communication links.

ACCOMMODATION:

Ground Floor:

Entrance Hall:

Stairs to first floor, walk in storage cupboard providing shelving, coat storage, boiler and water tank.

Cloakroom:

Comprising wash hand basin with cupboard under, WC, tiled floor.

Sitting Room:

25'0" x 13'11" (7.63m x 4.24m) Fitted log burner.

Kitchen/Breakfast/Family Room:

24'3" x 15'7" (7.38m x 4.76m) A superb addition to the property with an impressive vaulted ceiling with wooden beams and comprising two built-in ovens, induction hob with integrated extractor hood, integrated dishwasher, integrated fridge freezer, integrated freezer, central island incorporating breakfast bar, space for further seating, tiled floor, underfloor heating.

Utility Room:

8'7" x 7'4" (2.61m x 2.24m) Integrated washing machine, integrated tumble dryer, tiled floor, underfloor heating, door to garage.

Dining Room:

21'11" x 14'0" (6.69m x 4.27m) Doors and windows overlooking the rear garden.

Family Room:

11'11" x 11'11" (3.63m x 3.63m)

Study:

10'4" x 7'1" (3.16m x 2.15m)

Games Room/Bedroom 5:

13'5" x 11'1" (4.10m x 3.38m)

Inner Hallway:

Bedroom 2:

13'5" x 12'5" (4.09m x 3.79m)

Wet Room:

Comprising shower area, wash hand basin, WC, bidet, tiled floor.

First Floor:

Landing:

Bedroom 1:

23'8" x 16'11" (7.21m x 5.16m) Built in wardrobes, access to eaves storage, air-conditioning unit.

En suite:

Comprising shower in cubicle, wash hand basin with cupboard under, WC.

Bedroom 3:

20'6" x 13'5" (6.24m x 4.08m) Access to loft space, air-conditioning unit.

Bedroom 4:

15'7" x 8'10" (4.74m x 2.70m) Built in wardrobe.

Bathroom:

Comprising bath with shower over, wash hand basin withdrawn under, WC.

OUTSIDE:

Front:

Area laid to lawn, variety of mature plants, bushes, shrubs and trees, large gravel driveway providing off-road parking for multiple vehicles whilst also providing space for caravan/boat or similar, outside tap.

Rear Garden:

Paved patio area, outside tap, summerhouse, large expanse of lawn, mature

plants, bushes, shrubs and trees, garden shed, further paved patio area, area laid to decking.

Garage 1:

18'1" x 10'7" (5.50m x 3.22m) With electric up and over door, power and light.

Garage 2:

18'1" x 10'7" (5.50m x 3.22m) With electric up and over door, power and light, double doors to rear garden.

OTHER INFORMATION

Tenure:

Freehold

Approximate Age:

1960

Approximate Area:

3588 sq ft / 333.1 sq m

Sellers Position:

Looking for a forward purchase

Heating:

Gas central heating

Windows:

UPVC Aluminium

Loft Space:

Partially boarded

Infant/Junior School:

Hiltingbury Infant School / Hiltingbury Junior School

Secondary School:

Thornden School

Local Council:

Test Valley Borough Council - 01264 368000

Council Tax:

Band G

Agents Note:

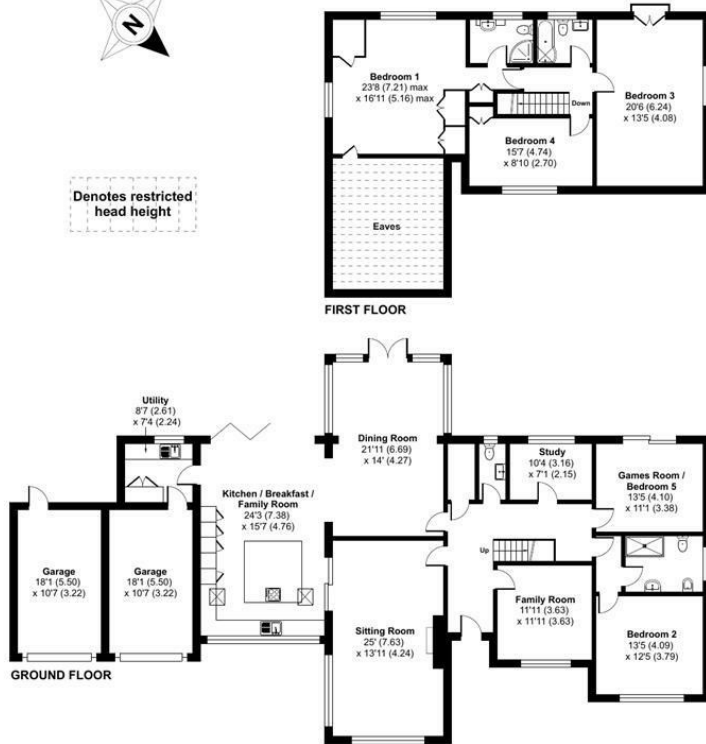
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Ground Floor = 2057 sq ft / 191.1 sq m
 First Floor = 909 sq ft / 84.4 sq m
 Garage = 382 sq ft / 35.4 sq m
 Limited Use Area(s) = 240 sq ft / 22.2 sq m
 Total = 3588 sq ft / 333.1 sq m
 For identification only - Not to scale



Denotes restricted
head height



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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