







Broomhill | £1,150,000

Pound Lane, Ampfield, Hampshire, SO51 9BL

Henshaw Fox













Broomhill Pound Lane

Pound Lane, Ampfield, Hampshire, SO51 9BL

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1112 SQ FT / 103.3 SQ M
FIRST FLOOR = 801 SQ FT / 74.4 SQ M
OUTBUILDINGS = 1203 SQ FT / 111.8 SQ M
(EXCLUDING COVERED SWIMMING POOL / FIELD SHELTER / MEZZANINE)
TOTAL = 3116 SQ FT / 289.5 SQ M
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1283323)

Summary

A charming detached home set amidst the beautiful Test Valley countryside, enjoying a peaceful setting within a plot of approximately 2.25 acres. The property has been beautifully maintained by the current owners and exudes character and charm throughout, creating a wonderfully homely feel. The living accommodation is both spacious and light, comprising a kitchen/breakfast room, utility room, dining room, sitting room and a ground floor shower room. Upstairs, there are four double bedrooms served by a family bathroom. Outside, the grounds are a particular highlight, the gardens are beautifully kept and include a heated swimming pool, along with an enclosed area ideal for use as a smallholding, complete with a water supply. Additional features include outbuildings, a garage and driveway parking for several vehicles.

Features

- A beautiful Grade II Listed home, discreetly located within the Test Valley countryside
- Enjoying approximately 2.25 acres, surrounded by countryside in a peaceful, tranquil and secluded setting
- An impressive range of outbuildings, totalling approximately 1,203 Sq. Ft
- Four double bedrooms, family bathroom and a ground floor shower room
- Sitting room, dining room, kitchen/breakfast room and utility room
- Heated outdoor swimming pool with retractable cover
- Driveway parking for several vehicles
- What 3 Words Location - trump.gold.pebble

EPC Rating

Energy Efficiency Rating
Current N/A
Potential N/A

Broomhill

Pound Lane, Ampfield, Hampshire, SO51 9BL

Ground Floor
The sitting room exudes character, featuring exposed beams and a captivating fireplace that provides an attractive focal point. A mezzanine level offers easily accessible storage, while doors open out to the gardens, allowing plenty of natural light to flow into the room. The kitchen/breakfast room is thoughtfully designed and fitted with a comprehensive range of eye and base-level units. Integrated appliances include a drinks fridge and 'Bosch' dishwasher, there is space for an 'American' style fridge/freezer and space for a 'Rangemaster' style oven. A door leads through to the utility room, which provides additional storage, a butler sink and space for a washing machine and tumble dryer. The ground floor shower room houses the boiler and is fitted with a modern white suite comprising a WC, wash basin and enclosed shower cubicle. Positioned between the kitchen and sitting room, the dining room offers ample space for a dining suite, creating an ideal setting for both everyday use and entertaining.

First Floor
The first floor can be accessed via two staircases, one from the kitchen/breakfast room and another from the dining room. From the dining room, stairs rise to a landing providing access to bedrooms one and two, the family bathroom and an airing cupboard. Bedroom one is a generous double room with built-in storage and enjoys a pleasant dual aspect overlooking both the front and rear of the property. Bedroom two is another well-proportioned double room overlooking the front of the home, with a charming crawl space providing access through to bedroom three. The family bathroom is fitted with a white suite comprising a WC, wash basin and bath with a telephone-style shower attachment. A second staircase from the kitchen/breakfast room leads directly to bedroom three, which is another double room and in turn provides access to a fourth bedroom.

Outside
The grounds at Broomhill are a true highlight, creating a wonderfully peaceful setting and enjoying far-reaching views across the Test Valley countryside. The beautifully maintained gardens surround the home and provide a tranquil retreat, with mature planting and open areas that make the most of the rural setting. A large terrace adjoins the front of the property, enjoying a pleasant southerly aspect and providing an ideal space for outdoor dining, entertaining and relaxing while taking in the surrounding views. The heated swimming pool, complete with a retractable cover and surrounding terrace, offers a superb space for enjoying the warmer months. Beyond the main gardens, gated access leads to an additional area of land currently arranged as a smallholding. This area extends to approximately 0.85 acres and is divided between outbuildings and a fenced enclosure suitable for animals. Equipped with both power and water, it is ideally suited for equestrian or smallholding use. Including the driveway and gardens, the overall plot extends to approximately 2.25 acres.

Outbuildings
The property benefits from a range of outbuildings providing approximately 1,203 sq. ft. of additional space, offering excellent versatility for a variety of uses. These include a large detached garage with power and lighting, a garden shed, and a studio/home office with an adjoining large store room. There is also a garden room currently used as a bar and entertainment area, ideal for hosting. Located towards the end of the garden is a workshop and a further garden shed, providing useful storage and workspace.

Location
The property enjoys a secluded position within the village of Ampfield, ideally located within easy reach of Romsey, Chandler's Ford, and Winchester. This well-connected setting offers the perfect balance of rural charm and convenience. The nearby village boasts a welcoming community feel, featuring a church, village hall, and several highly regarded pubs. Just 2.5 miles to the south-west lies the historic market town of Romsey, offering a wide range of amenities including independent shops, pubs, schools, and everyday essentials. Romsey railway station provides excellent links to Southampton and Salisbury, making it ideal for commuters and families alike.

Sellers Position
Looking for forward purchase

Age
1500s

Tenure
Freehold

Heating
Gas central heating via LPG

Primary School
John Keble Ce Primary School

Secondary School
Kings' School

Council Tax
Band G - Test Valley Borough Council

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk