



LAKEWOOD

STRAIGHT MILE • AMPFIELD • ROMSEY • HAMPSHIRE • SO51 9BA





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A SUBSTANTIAL FIVE BEDROOM DETACHED FAMILY HOME POSITIONED IN ATTRACTIVE PARKLIKE GROUND OF 1.81 ACRES WITHIN A PRIME LOCATION ALONG THE STRAIGHT MILE

ACCOMMODATION

Entrance hall • Drawing room • Garden room • Dining room • Family room • Kitchen/breakfast room
Utility • Study • 2 Cloakrooms

Master bedroom with en suite bathroom • Guest bedroom with en suite shower room • 3 further bedrooms • Family bathroom

Double garage • Garden store • Gardens and grounds

In all about 1.81 acres

EPC = D



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SITUATION

Lakewood is positioned in a setback location just off the Straight Mile near the village of Ampfield. The village itself offers some excellent facilities including a Church of England primary school, village hall, nursery, church, restaurant, two public houses and an 18-hole par 3 golf course. Further facilities are nearby in the market town of Romsey, which sits near the heart of the Test Valley, offering a comprehensive range of amenities. The cathedral city of Winchester is provides some excellent cultural, educational and leisure facilities. There is also a mainline connection to London Waterloo with journey times within the hour.

DESCRIPTION

Lakewood is a substantial family home which is believed to have been built in the 1950s and has been extensively extended by the current owners resulting in some really well laid out family accommodation. The kitchen/breakfast room which is open plan to a family room is a real hub of the house and enjoys some fantastic views out over the grounds. The kitchen/breakfast area with a range of floor and wall mounted units including cupboard and drawer sections and Aga has a real farmhouse feel. There is a door to the utility area and pantry. The formal reception areas include a large dining room which is a great space for entertaining, a formal drawing room with central fireplace and doors opening onto the front terrace and also to the garden room at the rear. The study provides a useful space for working from home and at first floor level there are five good bedrooms including a master

bedroom suite with en suite bathroom, a guest suite with en suite facilities and the remaining bedrooms are serviced by a family bathroom.

OUTSIDE

The property is approached via a gateway which opens out onto a driveway which meanders up through the grounds up to the house terminating in a large parking area as well as providing access to the garaging. A large portion of the grounds lie to the front of this property and with a large expanse of terrace along the front it is a perfect area from which to admire the views and to enjoy outdoor entertaining. The grounds are well manicured with some mature trees and shrubs providing a real oasis. Around to the rear of the property there is further terracing and lawned areas.



ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating.

OUTGOINGS

Council Tax – Band G.

LOCAL AUTHORITY

Test Valley Borough Council.

ENERGY PERFORMANCE

A copy of the full Energy Performance Certificate is available on request.

DIRECTIONS (SO51 9BA)

Leave Winchester on the Romsey Road heading out of town and at the main roundabout continue along the A390 through the village of Hursley and on to Ampfield. Pass through the village of Ampfield and past Jermyns Lane on the right-hand side. As you enter the Straight Mile continue along and take a turning on the right-hand side and this will provide access to the property.

VIEWING

Strictly by appointment with Savills.



Lakewood, Straight Mile, Ampfield, Romsey, SO51 9BA

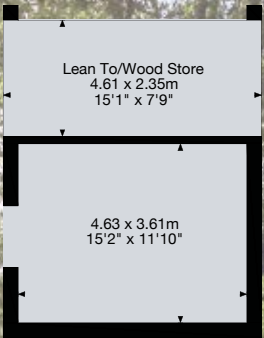
Gross internal area (approx)

Main House 338sq m/3,638 sq ft

Garage 29sq m/312 sq ft

Outbuilding 16sq m/172 sq ft

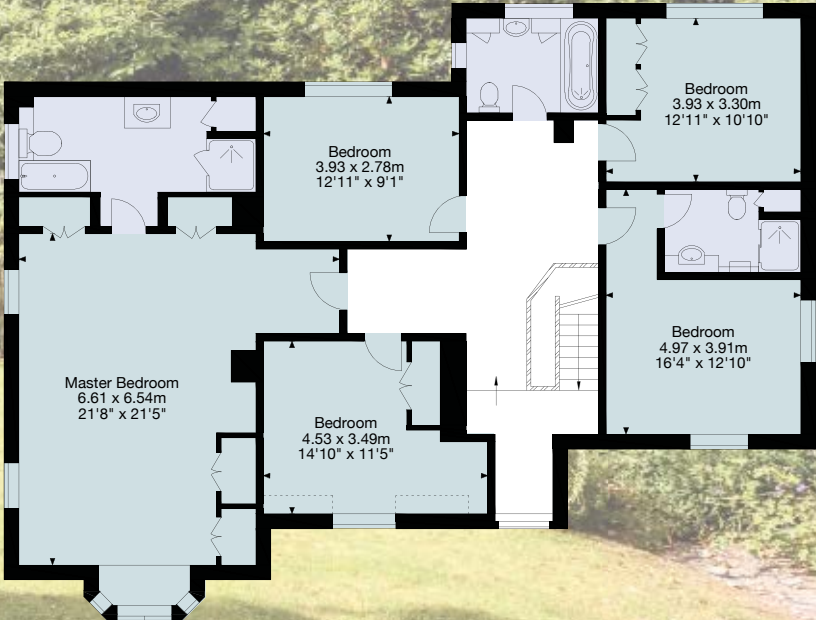
Total Area 383sq m/4,122sq ft



Garden Store



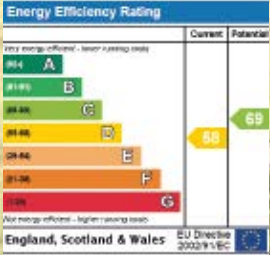
Ground Floor



First Floor

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