

Dove Cottage

Knapp Lane, Ampfield, Romsey, SO51 9BT

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ROMSEY







Built in 2012, this charming modern cottage blends contemporary living with elegant character throughout. The property enjoys an open-plan kitchen/dining room overlooking the rear garden, along with driveway parking for three vehicles to the front.

Ground Floor

Entrance Hall, Sitting Room, Kitchen/Dining Room, Utility Room, Cloakroom

First Floor

Principal Bedroom with Ensuite, Bedroom Two, Bedroom Three, Family Bathroom

Outside

Driveway Parking, Front Garden, Rear Garden, Patio Seating Area, Powered Summerhouse

3 2 2

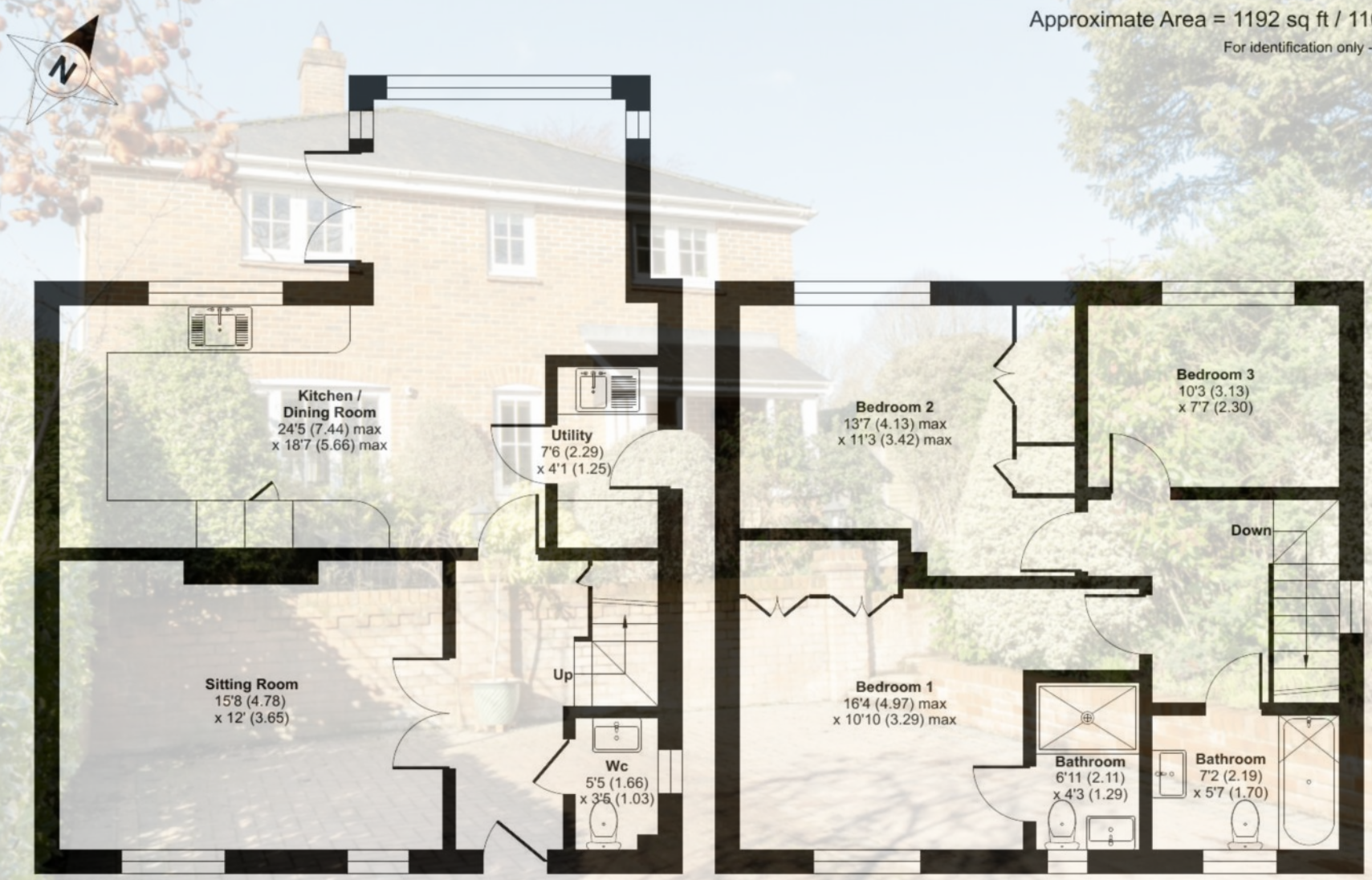
Guide Price £650,000

FLOOR PLAN

Dove Cottage, Knapp Lane, Ampfield, Romsey, SO51 9BT

Approximate Area = 1192 sq ft / 110.7 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). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1406087











The Property

The ground floor offers a welcoming entrance hallway leading to the main accommodation. Immediately to the left is a generous sitting room measuring 15'8 x 12, featuring internal solid oak double doors, new carpets, a striking exposed brick fireplace with oak mantel housing a wood burner, with dual-aspect windows. Located towards the end of the hallway, the kitchen/dining room forms the true hub of the home. The well-equipped kitchen provides ample base and wall-mounted storage, tiled flooring, a farmhouse sink, and a range of fitted appliances including a dishwasher, microwave, and double oven. The dining area flows seamlessly from the kitchen, creating a sociable and practical living space with attractive views over the private rear garden. A useful utility room adjoins the kitchen with space for a washing machine, tumble dryer, and an additional sink, with side access, while a cloakroom completes the ground floor accommodation.

On the first floor are three well-proportioned bedrooms. The principal bedroom benefits from fitted storage and a contemporary en-suite shower room, while bedroom two also includes fitted storage. A stylish family bathroom serves bedrooms two and three, with both bathrooms having been renovated and modernised within the last year. Additionally, the property offers generous boarded loft storage.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Outside

Externally, the property offers an attractive and welcoming covered porch leading to the entrance, with driveway parking to the front for three vehicles, complemented by a mature front garden and seating area. The private rear garden is accessed through double French doors leading onto a covered patio seating area beneath a glazed pergola, providing an ideal space for outdoor dining and relaxation. The garden also features a lawn, powered summerhouse, and additional space for leisure or entertaining, perfectly complementing the outdoor living area.

The Situation

Ampfield is a highly regarded and picturesque Hampshire village, prized for its rural charm and convenient access to nearby towns and transport links. Set amidst gently rolling countryside and woodland, the village offers an appealing balance of village life and modern connectivity.

The heart of Ampfield is centred around its traditional village green, historic church, and popular public house, creating a strong sense of community. The village is surrounded by beautiful walking and cycling routes, including nearby Ampfield Woods and Farley Mount Country Park, making it ideal for those who enjoy the outdoors.

Despite its peaceful setting, Ampfield is exceptionally well placed for access to Romsey and Winchester, both offering a wide range of shopping, dining, and leisure facilities. Commuters are well served, with fast rail services available from nearby Romsey Parkway and Winchester stations, providing direct routes to London and the south coast. The M3 and M27 motorways are also easily accessible, ensuring excellent road connections.





Additional Information

Energy Performance Rating: C Current: 75 Potential: 79
Council Tax Band: F
Local Authority: Test Valley
Tenure: Freehold

Heating: Oil
Services: Mains water and electric
Drainage: Private Cesspit

Broadband: Satellite Fast Broadband (200mb) speeds available at the property (Ofcom)
Mobile signal/coverage: No known issues, buyer to check with their provider

Directions

From Romsey town centre, proceed out of town on the A3057 towards Winchester. Continue straight over the first roundabout, remaining on the A3057 (Greatbridge Road). At the next roundabout, take the second exit onto Fishlake Meadows and continue ahead. Follow the road and join Jermyns Lane, then continue onto the A3090 towards Ampfield. After a short distance, turn left onto Knapp Lane, where the property will be found along the lane.

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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