

Offers In Excess Of £570,000

Rownhams, Southampton, SO16 8LQ

FAMILY FAVORITE!! Rarely available in this sought after location a delightful 6 bedroom property presented in superb condition throughout. Representing excellent value for money this could be your dream home for a larger family and enjoys some wonderful features. Words and pictures won't do it justice so call today to BOOK YOUR TOUR!

- Executive Detached House
- Six Bedrooms
- Walk In Dressing Room
- En- Suite To Master Bedroom
- Refitted Kitchen/ Diner
- Downstairs Study
- Five Double Bedrooms
- Private Rear Garden
- Studio Set In Garage

Internally this property has been tastefully decorated, the lounge boasts a feature brick fireplace with open fire, solid oak flooring and a convenient under stairs storage cupboard. The Kitchen comprises a range of wall and base units with working surfaces over, slate flooring and double doors leading into the conservatory. The utility room includes base units with single drainer sink unit and a door to rear covered porch offering access to garden and garage. The first floor enjoys three well-proportioned bedrooms. The master boasting a feature cast iron fireplace and en-suite with a corner shower unit. The family bathroom is tastefully designed with complementary tiling and enjoys a paneled bath with shower over. The detached self-contained studio is spacious and fully insulated with well-appointed shower room, power and mains water connected.

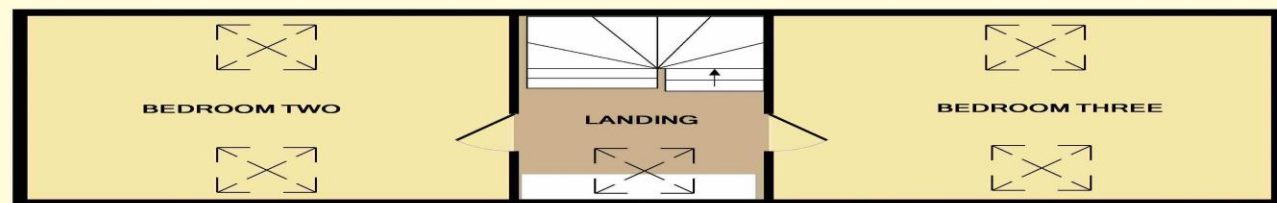
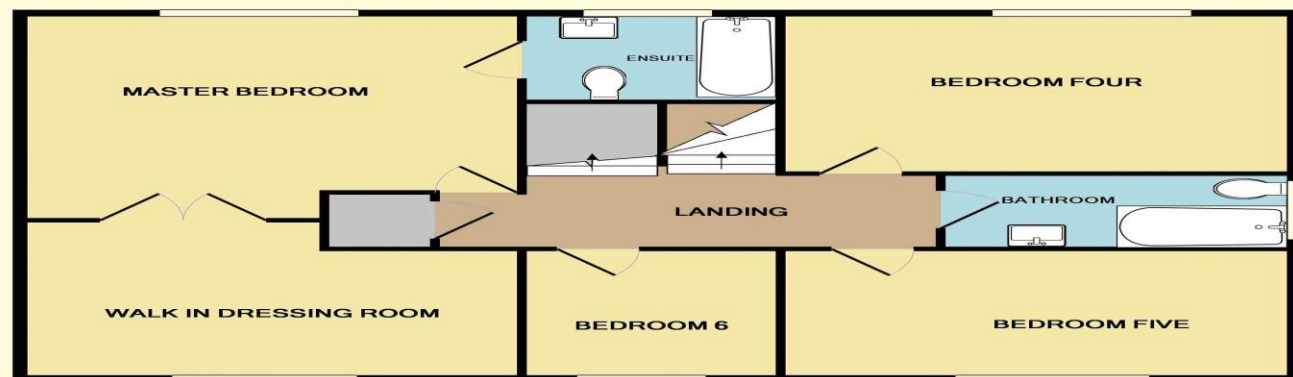
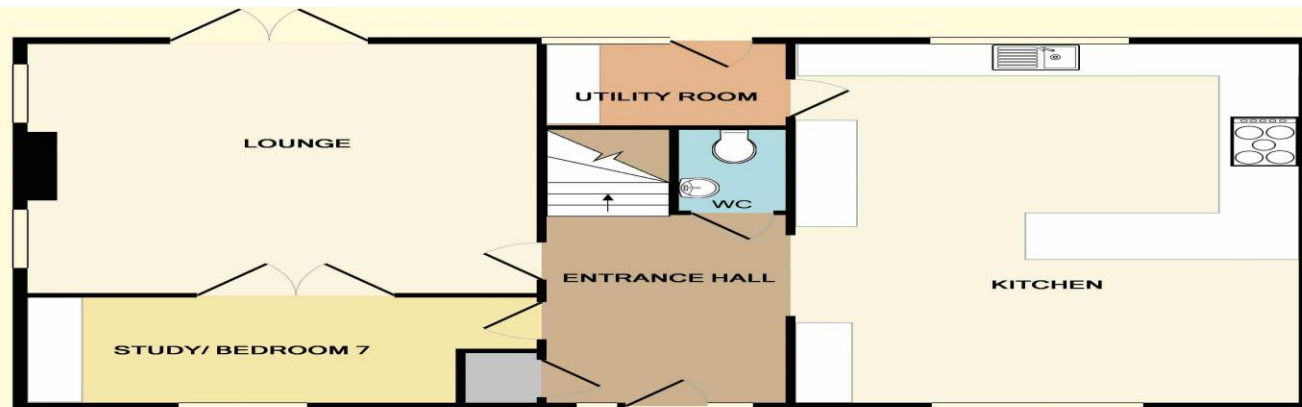


- Lounge - 18' 8" x 12' 10" (5.7m x 3.9m)
- Kitchen/Diner - 25' 7" x 12' 10" (7.8m x 3.9m)
- Utility Room - 7' 3" x 7' 3" (2.2m x 2.2m)
- Downstairs WC -
- First Floor Landing -
- Main Bedroom - 15' 5" x 12' 10" (4.7m x 3.9m)
- En-suite - 6' 7" x 7' 3" (2m x 2.2m)
- Bedroom Four - 12' 10" x 10' 2" (3.9m x 3.1m)
- Family Bathroom - 8' 6" x 5' 7" (2.6m x 1.7m)
- Bedroom Five - 9' 2" x 12' 10" (2.8m x 3.9m)
- Bedroom Six -
- Dressing room - 12' 10" x 10' 2" (3.9m x 3.1m)

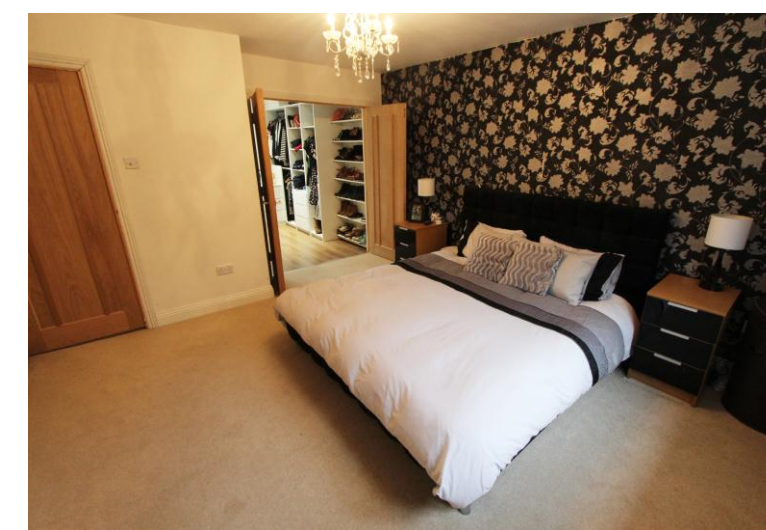
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	67
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2017



Charles Carr 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 or efficient working order or fit for their 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 fittings, 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 for you.

Bitterne (Flagship)
5 West End Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Bitterne Precinct (Lettings)
367 Bitterne Road . Southampton . SO18 5RR
☎ 023 8083 9280 ✉ lettings@charlescarrproperty.co.uk

Eastleigh (Sales)
23 High Street . Eastleigh . SO50 5LF
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

Woolston (Sales)
5 The Colonnade . Bridge Road . Southampton . SO18 6TE
☎ 023 8043 9121 ✉ sales@charlescarrproperty.co.uk

14 Broadbent Close

Rownhams, Southampton, SO16 8LQ