



74-76 Rownhams Lane | £895,000  
North Baddesley, Hampshire, SO52 9HQ





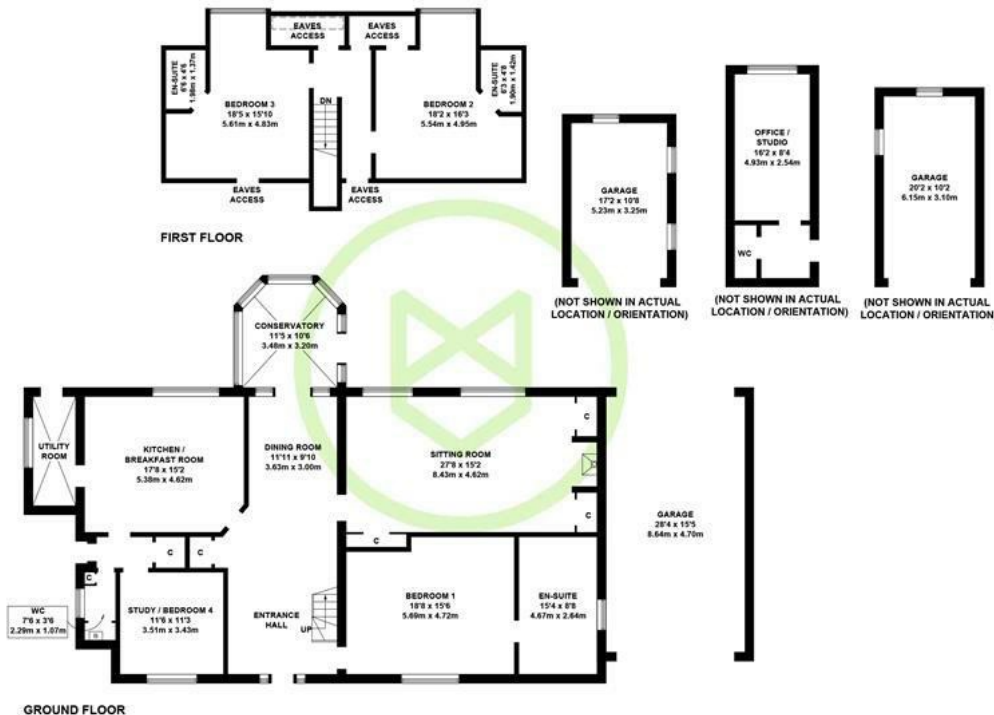
74-76 Rownhams Lane  
North Baddesley, Hampshire, SO52 9HQ

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# Summary

A beautifully presented and substantial detached home, offering approximately 3,600 of living space and outbuildings, on a plot measuring approximately 0.43 of an acre, with stunning south westerly facing gardens. The accommodation offers four bedrooms, three en-suites, sitting room with wood burner, reception hall opening into dining room, study/bedroom four, kitchen/breakfast room, utility room, downstairs WC, driveway parking for several vehicles, three garages and an outbuilding for home office/hobby room.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1928 SQ FT / 179.1 SQ M  
FIRST FLOOR = 688 SQ FT / 63.9 SQ M  
OUTBUILDINGS = 1016 SQ FT / 94.4 SQ M  
TOTAL = 3632 SQ FT / 337.4 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1079727)

## Features

- Beautifully kept and private gardens, with a double plot measuring approximately 0.43 of an acre
- Discreetly positioned on Rowhams Lane, North Baddesley, Hampshire
- Various outbuildings, including three garages and ideal home office/hobby room
- Home with approximately 2,616 sq. ft of living space and outbuildings of approximately 1,016 sq. ft of outbuildings
- Four bedrooms, bedrooms two and three with en-suite shower rooms
- Bedroom one with large four piece family bathroom
- Near to local amenities, including shop and bus stops
- South westerly facing gardens

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

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## Ground Floor

The welcoming reception hall leads into the dining area and provides access to the sitting room, kitchen/breakfast room, conservatory, bedroom one and a built in storage cupboard. The large sitting room overlooks the rear garden and has a wood burner providing the perfect focal point for the room. On the adjacent side of the hall is the kitchen/breakfast room, which is fitted with a range of cupboards and drawers, has space for table and chairs, a 'Rangemaster' style oven with extractor canopy over, integrated dishwasher, space for fridge/freezer and a corner pantry cupboard. A door opens to the utility room, which has space and plumbing for the washing machine, space for a dryer and a door opening to the garden. An inner hall provides access to a storage cupboard, the ground floor WC and study/bedroom four. Bedroom one is a large double room befitting from fitted wardrobes, access leads to an en-suite which is fitted with a four piece suite comprising WC, two wash basins, corner bath, enclosed shower cubicle, vanity area and built in storage cupboard. Finishing off the ground floor, the conservatory is a fantastic addition to the home, enjoying views of the south/westerly facing rear garden.

## First Floor

Stairs lead to the first floor landing, which provides access to bedrooms two and three and various storage within the eaves. Both bedrooms two and three are generous double rooms, enjoying views of the rear garden and access to eaves storage. Both en-suite shower rooms are fitted with a modern white suite comprising WC, wash basin and enclosed shower cubicles.

## Outside

The overall plot measures approximately 0.43 of an acre, the gardens to the rear benefit from a pleasant south westerly aspect, enjoying the afternoon and evening sunshine. A large patio area adjoins the rear the of the home, with the main garden area being laid to lawn with established hedging and well stocked borders. Access leads to the front of the home, on one side via secure gates and the other via the double garage. The front garden has hedging, lawn areas and well stocked borders.

## Outbuildings

The home benefits from various outbuildings, including a timber double garage adjoining the side of the home, two further standard construction garages, one accessed via secure gates and the other located behind the double garage, all benefit from power and lighting. A further outbuilding, currently used as a dog parlour, has power, lighting, water and a WC, this space would make an ideal space to run a business, a home office or hobby room. There are also two garden sheds and a greenhouse.

## Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

## Sellers Position

Looking for forward purchase

## Age

1930s

## Tenure

Freehold

## Heating

Gas central heating

## Infant and Junior School

North Baddesley Infant and Junior School

## Secondary School

The Mountbatten School

## Council Tax

Band F - Test Valley Borough Council

## Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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