



88 Rownhams Lane | £650,000
North Baddesley, SO52 9HQ

 Henshaw Fox



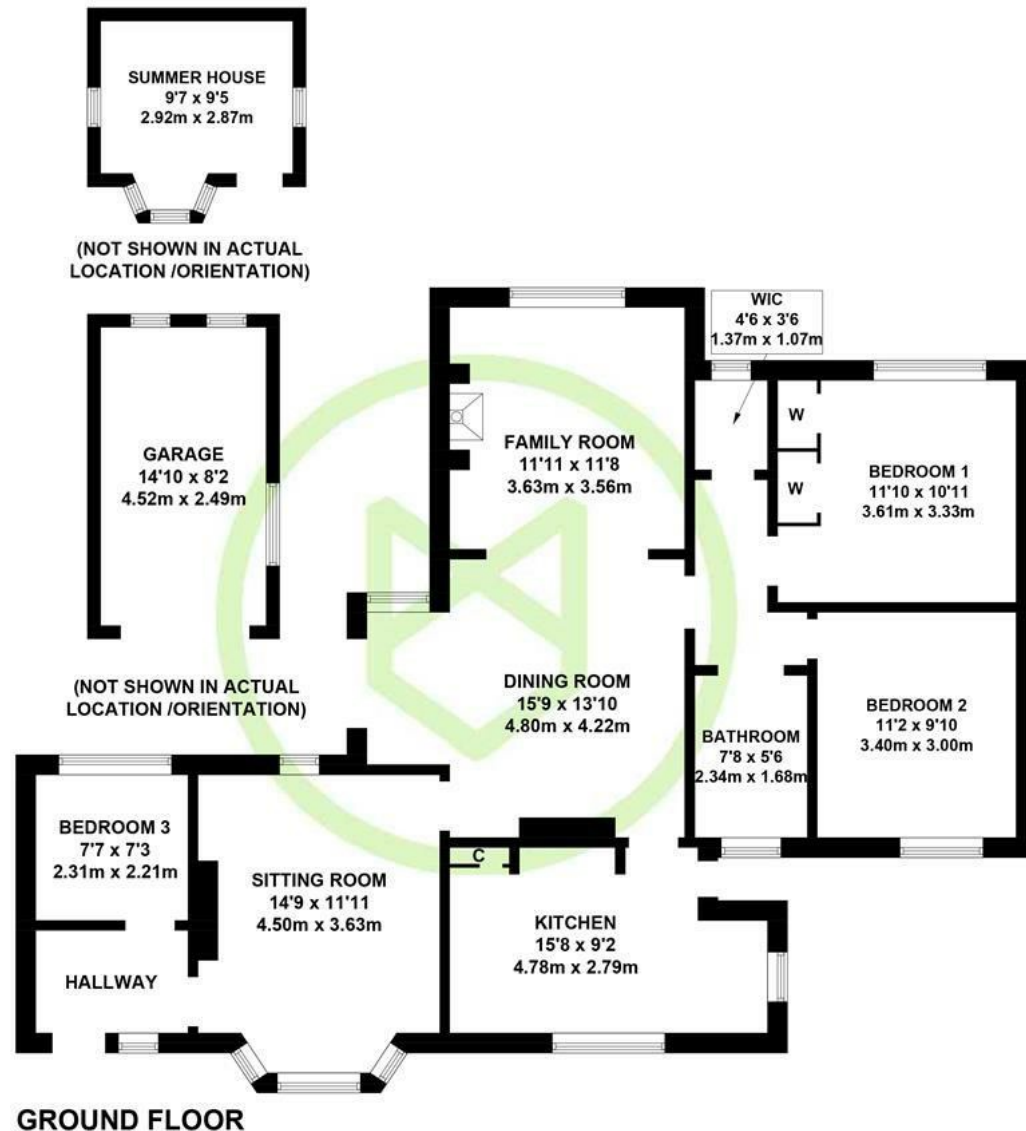
88 Rownhams Lane
North Baddesley, SO52 9HQ

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Summary

A charming detached bungalow in an idyllic setting, discreetly positioned on a quite private road, beautifully presented throughout and stunning south west facing gardens of approximately 0.34 of an acre. The accommodation offers three bedrooms, modern bathroom, sitting room, family room with wood burner opening into dining room, study/third bedroom, modern kitchen, separate WC, parking and detached garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1123 SQ FT / 104.3 SQ M
OUTBUILDINGS = 198 SQ FT / 18.4 SQ M
TOTAL = 1321 SQ FT / 122.7 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1016950)

Summary

- Perfectly positioned within a private closed road
- Beautifully kept and private gardens, with a plot measuring approximately 0.34 of an acre
- Three bedrooms, modern family bathroom and separate WC
- Potential to extend (subject to planning permission)
- Sitting room, family room with wood burner, dining area, study/bedroom three
- Driveway parking and detached garage
- South westerly facing aspect enjoying the afternoon and evening sun

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Accommodation

The entrance hallway provides access to the study/third bedroom and the sitting room. The study/third bedroom is a good size room with pleasant views over the rear garden. The sitting room has a double aspect with views over the front and rear of the home. A door opens into the family/dining room, a wonderful open plan space with a recently installed wood burner and a bay window with sliding doors to the garden, doors lead to the kitchen and the inner hallway. The kitchen is fitted with a range of cupboards and drawers, there is space for a 'Rangemaster' style oven, fitted dishwasher, fridge, freezer and washing machine, a door opens to the side of the home. Bedroom one is a generous double room with views over the rear garden and fitted wardrobes, bedroom two is another double room. The bathroom has been refitted with a modern suite comprising WC, wash basin, bath with shower over and fitted screen. There is also a separate WC and wash basin.

Outside

The gardens are a particular feature of the home with the total plot measuring approximately 0.34 of an area. The rear garden measures 125ft in length and has a pleasant south westerly aspect, enjoying the sun all day long.

Parking

There is driveway parking to the front of the home and a detached garage, a five bar gate opens to the rear garden.

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

Tenure

Freehold

Heating

Gas central heating

Infant and Junior School

North Baddesley Infant and Junior Schools

Secondary School

The Mountbatten School

Council Tax

Band E - 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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