



18 Bakers Drove | £550,000  
Rownhams, Hampshire, SO16 8AD





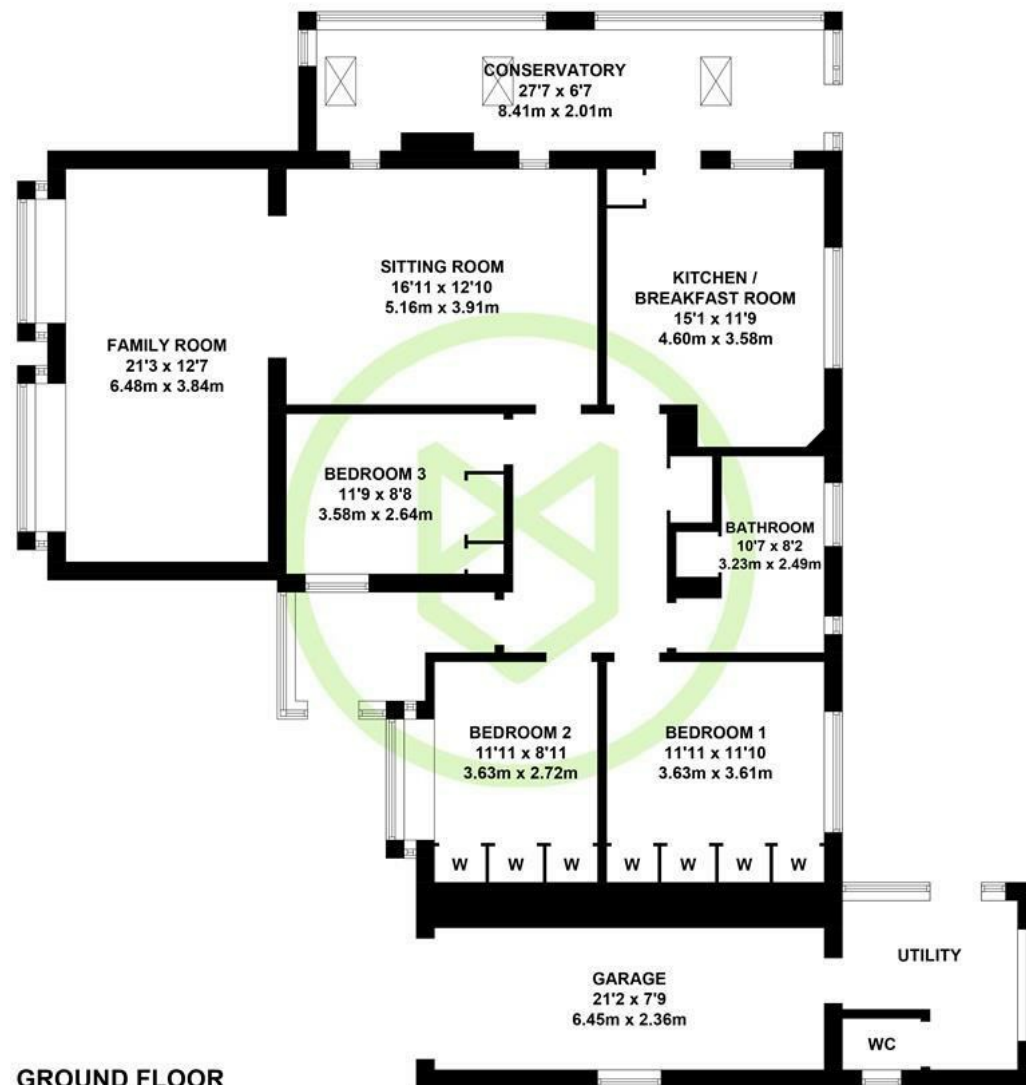
18 Bakers Drove  
Rownhams, Hampshire, SO16 8AD

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## Summary

Positioned on a 0.25acre plot, this impressive detached bungalow is situated in the desirable Village of Rownhams and offered with no onward chain. The accommodation comprises three bedrooms, large sitting room opening to family room, kitchen/breakfast area, family bathroom and useful conservatory. Outside, the home enjoys an established and private rear garden, abundance of driveway parking to the front and garage with useful utility and WC at the rear.



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 1511 SQ FT / 140.4 SQ M  
GARAGE & UTILITY = 258 SQ FT / 24.0 SQ M  
TOTAL = 1769 SQ FT / 164.4 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1119795)

## Features

- Three bedroom detached bungalow
- Positioned on a 0.25acre plot
- Situated in the desirable Village of Rownhams
- Ample driveway parking leading to garage
- Offered with no onward chain
- Established and private rear garden

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# 18, Bakers Drove, Rownhams, Hampshire, SO16 8AD

## **Accommodation**

A useful porch opens into an inviting entrance hall, providing access for all three bedrooms, family bathroom, sitting room opening to family room and kitchen/breakfast area. The principal bedroom and bedroom two are each generous doubles, both benefitting from built in wardrobes. Bedroom three is an ample single or perfect dining area. The family bathroom comprises shower unit, bath, WC and wash basin. The large sitting room has a electric fire which acts as a real focal point, an opening leads through to a generous family area which onlooks the front aspect. The kitchen/breakfast room has a selection of wall and base storage units, built in oven with hob and access to the spacious conservatory which enjoys a bright south facing aspect.

## **Outside**

The rear garden is a quiet and private retreat, perfect for any keen gardeners. The beautifully kept grounds feature a large adjoining patio, spacious lawn, variety of trees and selection of mature shrubs. Accessed via the rear garden, the back of the garage comprises a useful utility area and outdoor WC.

## **Parking**

Driveway parking for an abundance of vehicles and garage

## **Location**

Rownhams is ideally situated with easy access for Southampton and in particular Southampton General Hospital. Access to the M27 is close at hand which in turn provides easy access to the principal areas along the South Coast.

## **Tenure**

Freehold

## **Sellers Position**

No onward chain

## **Heating**

Gas central

## **Infant and Junior School**

Rownhams St John's Ce Primary School

## **Secondary School**

The Mountbatten Secondary School

## **Council Tax**

Test Valley - Band E

## **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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