



26 Betteridge Drive | £725,000  
Rownhams, Hampshire, SO16 8LE







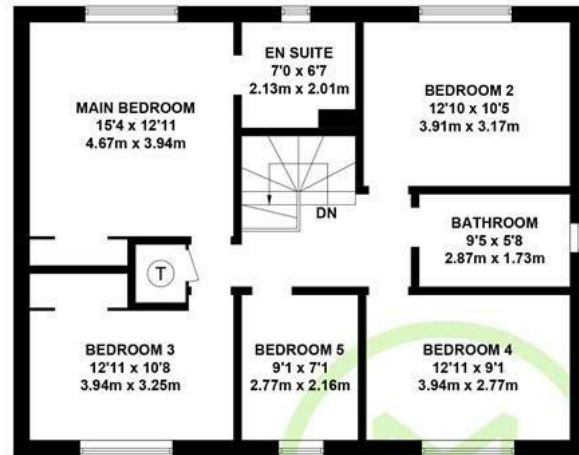
26 Betteridge Drive  
Rownhams, Hampshire, SO16 8LE

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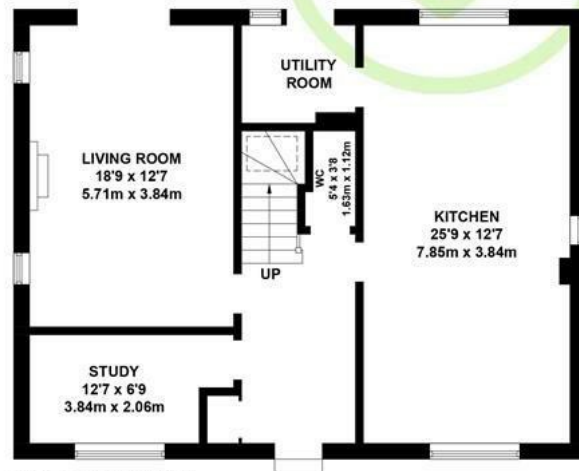


## Summary

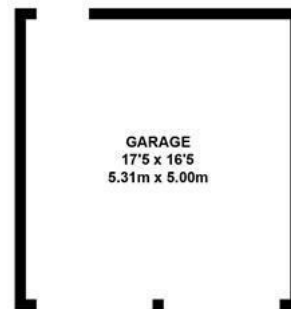
An executive detached home, offering generous accommodation, positioned on a quiet road within the desirable Village of Rownhams. The spacious accommodation features five bedrooms, en-suite to principal room, family bathroom, useful storage, large sitting room, open plan kitchen/dining area, useful utility and downstairs cloakroom. Outside, the home enjoys a pleasant rear garden, double garage and ample driveway parking.



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL  
LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 867 SQ FT / 80.6 SQ M  
FIRST FLOOR = 867 SQ FT / 80.6 SQ M  
GARAGE = 285 SQ FT / 26.5 SQ M  
TOTAL = 2019 SQ FT / 187.7 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1191898)

## Features

- Executive detached house
- Five bedrooms and study
- Open plan kitchen/dining area and separate utility
- En-suite to principal room, family bathroom and downstairs cloakroom
- Enclosed rear garden
- Driveway leading to double garage
- Solar panels, approx £1,800 yield per annum

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B



# 26, Betteridge Drive, Rownhams, Hampshire, SO16 8LE

## Ground floor

Upon entry, a spacious and inviting entrance hall provides access to the sitting room, kitchen/dining area, study, stairs to first floor landing, cloakroom with WC, wash basin and radiator and useful storage cupboard ideal for coat and shoe storage. The study onlooks the front aspect and could also work as a playroom. The sitting room has a gas fire which acts as a real focal point, dual side windows providing light throughout and sliding door out to the rear garden. With windows front to back, the open plan kitchen/dining area is perfect for modern style living. The kitchen features a variety of wall and base storage units, useful breakfast bar, ample space for table with chairs and built in appliances including dishwasher, double fan assisted oven and hob with extractor above. The useful utility has a single door opening to the rear garden, plumbing for washing machine, space for dryer and space for fridge/freezer.

## First floor

Ascending to the first floor, the landing provides access for all five bedrooms, family bathroom and airing cupboard. The principal bedroom is a generous double with built in wardrobe and en-suite comprising floor to ceiling tiles, walk in shower, WC, wash basin and heated towel rail. Bedroom two, three and four are each also double rooms, bedroom four has the benefit of a built in wardrobe. Bedroom five is an ample single or perfect study space. The modern family bathroom features stylish floor to ceiling tiles, shower over bath, WC, wash basin and heated towel rail.

## Outside

A large patio adjoins the rear of the home, providing the perfect outdoor seating or entertainment area. There is a neat lawn, mature trees, path leading to decking area which enjoys the evening sun and the garden is flanked with established shrub borders. Pedestrian gate leads to the front of the home and a useful single door opens into the rear of the garage.

## Parking

Driveway parking leading to double garage. The double garage has power, lighting and roller doors.

## Location

Located in the popular and established community of Rownhams, Betteridge Drive is an enviable location with ease of access to the M27 motorway, Southampton city centre. Local amenities are scattered throughout the district and various pubs can be found nearby.

## Tenure

Freehold

## Sellers Position

Buying on

## Heating

Gas central

## Infant and Junior School

Rownhams St. John's CE Primary School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - Band F

## 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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