



34 Betteridge Drive | £625,000
Rownhams, Hampshire, SO16 8LE

 Henshaw Fox



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Summary

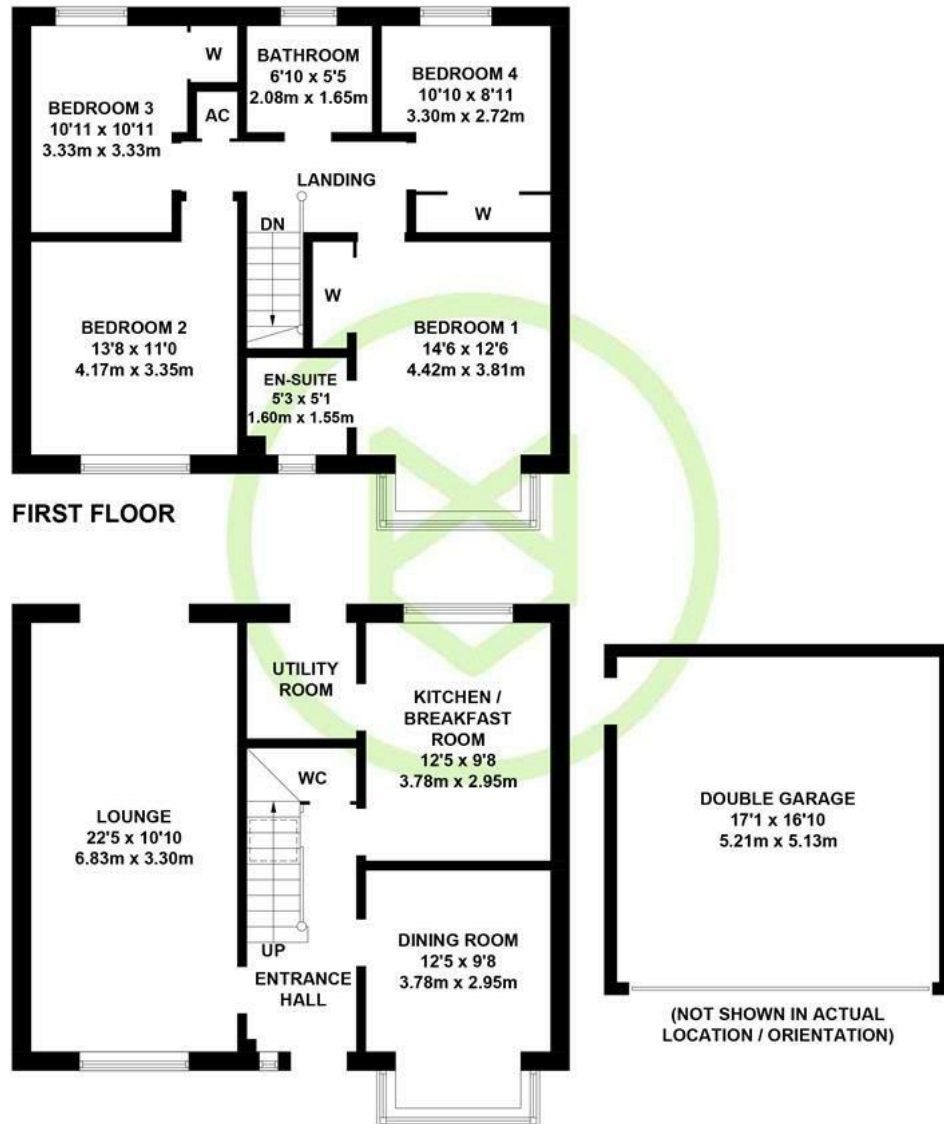
An immaculately presented detached home, enjoying a peaceful, set-back position within the highly sought-after Village of Rownhams. Internally, the property features four well-proportioned bedrooms, including a generous principal bedroom with en-suite shower room and a stylish family bathroom. The ground floor is designed for both entertaining and everyday life, comprising a large sitting room, a separate dining room and an impressive open-plan kitchen/breakfast room, complemented by a utility room and a downstairs cloakroom. Outside, the property benefits from a private, wrap-around rear garden, a detached double garage and ample driveway parking complete this exceptional home.

Features

- Detached house
- Four bedrooms
- En-suite, family bathroom and downstairs cloakroom
- Open plan kitchen/breakfast room and utility
- Large sitting room and separate dining area
- Spacious wrap around garden
- Detached double garage
- Positioned within the desirable Village of Rownhams

EPC Rating

Energy Efficiency Rating
Current
Potential



FIRST FLOOR

GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 631 SQ FT / 58.6 SQ M
FIRST FLOOR = 631 SQ FT / 58.6 SQ M
DOUBLE GARAGE = 288 SQ FT / 26.8 SQ M
TOTAL = 1550 SQ FT / 144 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1237554)

34, Betteridge Drive, Rownhams, Hampshire, SO16 8LE

Ground Floor

Upon entering the property, the entrance hall offers access to the sitting room, dining room, kitchen/breakfast area, downstairs cloakroom with WC and wash basin, as well as stairs leading to the first floor landing. The sitting room is a bright and welcoming space, enjoying a large window to the front aspect, sliding doors opening onto the rear garden and a fireplace that, while currently blocked, offers the potential to be reinstated if desired. The dining room features an attractive bay window and provides generous space to accommodate a dining table and chairs. The open-plan kitchen/breakfast room is both stylish and functional, complete with a breakfast bar and a range of integrated appliances including a fridge/freezer, dishwasher, oven, hob and extractor. Adjacent to the kitchen, the utility room offers plumbing for a washing machine and provides convenient access to the rear garden.

First Floor

The first floor landing provides access to all four bedrooms, a modern family shower room and an airing cupboard. The principal bedroom is a spacious double, enhanced by a bay window that adds both character and natural light, along with a fitted wardrobe and a sleek en-suite comprising a shower, WC, wash basin, and towel rail. Bedroom two is also a comfortable double, complete with space for wardrobes, while bedrooms three and four are generous single rooms, each offering built-in storage, ideal for children, guests, or home working. The family shower room is stylishly finished and features a walk-in shower, WC, wash basin, and towel rail, completing the first floor accommodation with a contemporary touch.

Outside

A paved patio adjoins the rear of the property and wraps around the side, providing an ideal space for outdoor seating and entertaining. This leads to a pedestrian gate giving access to the driveway, as well as a door into the detached double garage. The remainder of the garden is mainly laid to lawn, bordered by a gently curved shrub bed planted with a variety of mature shrubs and trees, offering both colour and privacy throughout the seasons.

Parking

Driveway parking leading to detached double garage. The garage has power and lighting and benefits from an electric roller door.

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

Infant and Junior School

Nursling Ce Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band E

Disclaimer Property Details

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 not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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