

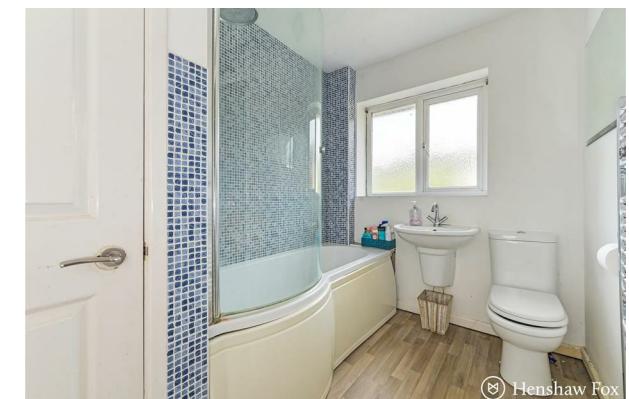


 Henshaw Fox

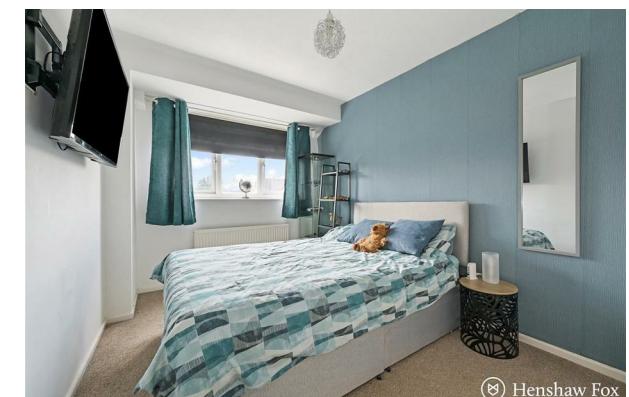
1 Armada Close | £575,000
Rownhams, Hampshire, SO16 8JY



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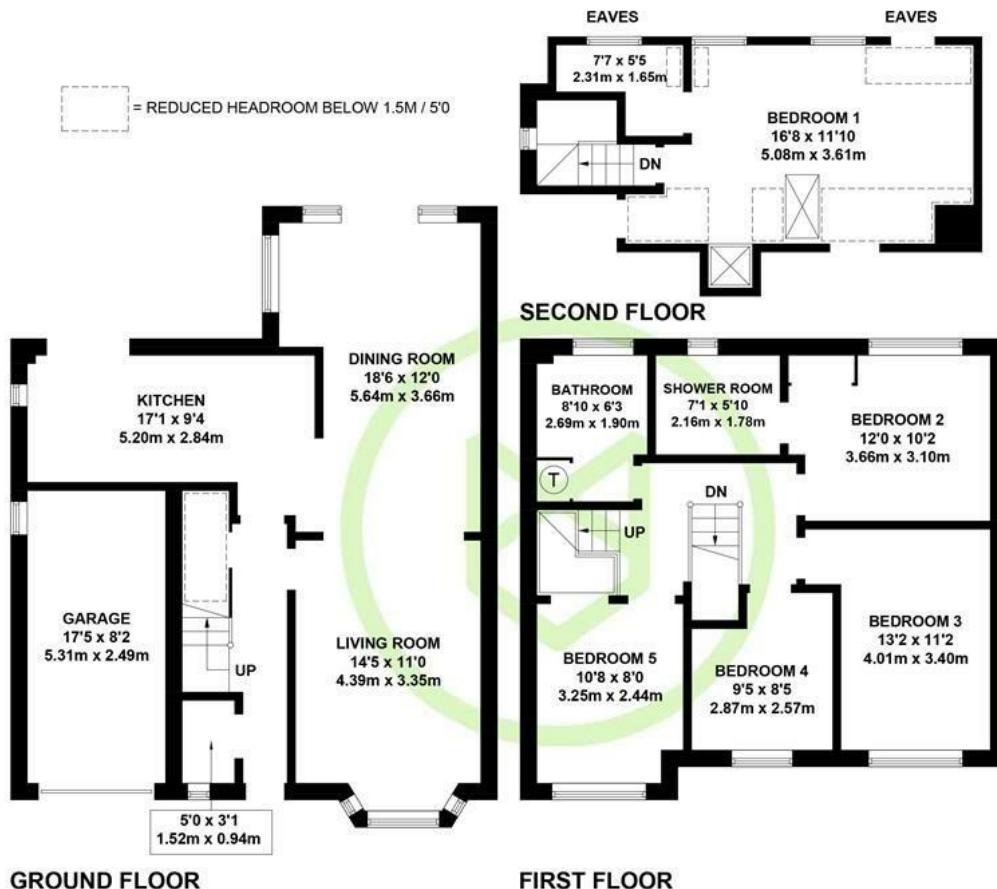
1 Armada Close
Rownhams, Hampshire, SO16 8JY

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

A spacious family home, positioned within a quiet cul-de-sac, located in the desirable Village of Rownhams. The home features a sitting room with bay window and gas fire, a galley style kitchen, an extended dining area with vaulted ceiling and bi-folding doors leading to the private rear garden. There are five double bedrooms, including a principal bedroom with dual-aspect windows and eaves storage, as well as an en-suite to the second bedroom and family bathroom. The garden includes an adjoining decked area and artificial grass. To the front, the property enjoys driveway parking leading to integral garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 623 SQ FT / 57.9 SQ M
FIRST FLOOR = 645 SQ FT / 60.0 SQ M
SECOND FLOOR = 291 SQ FT / 27.0 SQ M
GARAGE = 142 SQ FT / 13.2 SQ M
TOTAL = 1701 SQ FT / 158.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1205616)

Features

- Extended detached house
- Five bedrooms
- Kitchen opening to dining area with vaulted ceiling and sky lights
- Family bathroom, en-suite and downstairs cloakroom
- Driveway parking leading to integral garage
- Positioned within a quiet cul-de-sac, in the sought after Village of Rownhams

EPC Rating

Energy Efficiency Rating
Current C
Potential B

1, Armada Close, Rownhams, Hampshire, SO16 8JY

Ground Floor

A welcoming front door opens into the hallway, providing access to the sitting room, cloakroom comprising WC and wash basin, kitchen, and stairs to the first floor landing. The sitting room enjoys a bay window, a gas fire, and flows seamlessly into the dining area. The kitchen is a practical galley style, fitted with a range of storage units, built-in appliances, plumbing for a washing machine, and a single door leading to the rear garden. Open to the kitchen, the dining area is a standout space, featuring a vaulted ceiling with skylights and bi-folding doors that create a bright, open feel and extend the living space into the rear garden.

First Floor

The first floor landing provides access to four bedrooms, the family bathroom and stairs leading to the second floor landing. Bedroom two is a spacious double room, complete with its own en-suite, which includes a shower unit, WC, wash basin, and heated towel rail. The remaining three bedrooms are all double rooms. The family bathroom is well-appointed, featuring a bath with shower above, WC, wash basin, and a heated towel rail.

Second Floor

The second floor landing provides access to the principal bedroom, a generous double room featuring a large dressing room which is plumbed if an en-suite is required, dual-aspect windows that flood the space with natural light, and convenient eaves storage for additional space.

Outside

The rear garden is thoughtfully designed for low-maintenance outdoor living. It features an adjoining decked area, perfect for seating or entertaining, alongside an area of artificial grass for year-round greenery. The space is fully enclosed by timber fencing, offering privacy and security, and includes a pedestrian gate providing convenient access to the front of the home.

Parking

Block paved driveway for several vehicles leading to integral garage

Location

Located in the popular and established community of Rownhams, this stylish home is conveniently positioned near to local amenities, schools, and transport links, making it an excellent choice for those who commute or enjoy the vibrancy of community life. Easy access is available to the M27 motorway, Southampton city centre and the South coast .

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Tenure

Freehold

Sellers Position

Buying on

Infant and Junior School

Rownhams St John's 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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