



5 Trowbridge Close | £465,000
Rownhams, Southampton, Hampshire, SO16 8DL





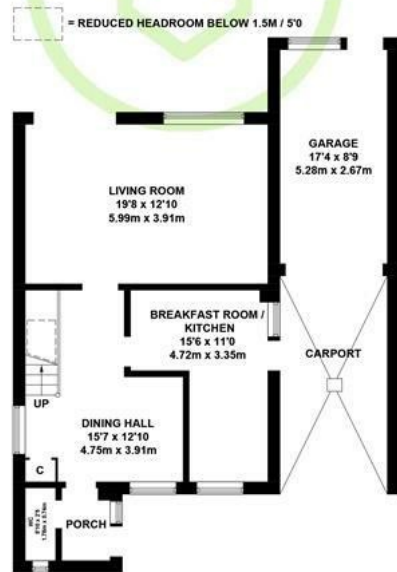
5 Trowbridge Close
Rownhams, Southampton, Hampshire, SO16 8DL

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Summary

This spacious family home is presented to the market for the first time since its construction, enjoying a desirable cul-de-sac position perfectly situated for local schooling and amenities. This much loved home has been meticulously maintained offering four generous bedrooms and a family bathroom on the first floor. The ground floor boasts a generous reception hall / dining area which flows into the adjoining sitting room enjoying views over the private and landscaped rear garden. The fitted kitchen breakfast room also comes with a full range of fitted and freestanding appliances. The attractive frontage provides off road parking on the block paved driveway extending to the car port and garage.



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 616 SQ FT / 57.2 SQ M
FIRST FLOOR = 571 SQ FT / 53.1 SQ M
SHED / GARAGE = 179 SQ FT / 16.6 SQ M
TOTAL = 1366 SQ FT / 126.9 SQ M
(EXCLUDING CARPORT)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1255208)

Features

- A spacious link detached family home
- Popular cul-de-sac location positioned perfectly for local schooling and amenities
- Four generous bedrooms
- Family bathroom with cloakroom on the ground floor
- Generous sitting room with Patio doors to the garden
- Versatile entrance hall and dining area
- Fitted kitchen with a full range of appliances available
- Ample off road parking
- Car port and garage
- Landscaped and enclosed rear garden with patio and bbq area

EPC Rating

Energy Efficiency Rating
Current D
Potential D

5, Trowbridge Close, Rownhams, Southampton, Hampshire, SO16 8DL

Ground Floor

An attractive part-glazed front door opens into the light and airy entrance porch with access into a cloakroom fitted with a WC and wash basin. An inner door opens into the impressive reception hall with ample space for family dining as well as stairs to the first floor. A cloaks cupboard provides useful storage for coats and shoes. French doors access the light and spacious sitting room overlooking the private rear garden via a glazed unit and sliding patio doors, flooding the room with natural light. The fitted kitchen breakfast room offers an extensive range of light beach effect wall and base units with quality quartz work surfaces and breakfast bar. Integrated appliances include an eye-level double oven, gas hob, and filter over. The vendors are happy to include a freestanding washing machine, dishwasher and larder fridge. There is also a heated towel rail with a side door opening to the carport.

First Floor

The landing hosts a shelved linen cupboard and separate airing cupboard with an immersion tank, both fitted with light. Access is available to the part boarded loft space via a hatch and pull down ladder. The four double bedrooms are well proportioned with bespoke built in storage and wardrobes to the principal room. The fully tiled family bathroom comprises a corner bath, shower cubicle, WC, wash basin and heated towel rail.

Parking

Off road parking is available on the neatly edged block paved driveway which extends through a carport to the single garage with up and over door.

Outside

The immaculate and landscaped rear garden is enclosed and child-friendly with a walled patio which abuts the rear of the property. A raised manicured lawn features a sculpted central lawn flanked by well-stocked borders brimming with an abundance of colourful plants and shrubs. A decked BBQ area, garden shed and stainless steel BBQ are all included.

Location

Rownhams is a highly sought after residential area situated on the north-western edge of Southampton, offering the perfect balance between peaceful village living and convenient access to the city and beyond. Known for its leafy surroundings, friendly community, and excellent transport links, Rownhams appeals to families, professionals, and retirees alike. The area is ideally located just off the M27 and M3 motorways, providing quick connections to Southampton, Winchester, and the wider South Coast. Southampton city centre is only a short drive away, offering a wide range of shopping, dining, and entertainment options, while Southampton Airport is conveniently close for national and international travel. The area is well-served by local amenities, including schools, churches, and community facilities. Nearby Nursling and North Baddesley provide additional everyday conveniences, and the nearby town of Romsey offers a delightful market town atmosphere with independent shops and cafes.

Sellers Position

Buying on

Heating

Gas fired central heating

Infants & Junior School

Rownhams St John's Ce Primary School

Secondary School

The Mountbatten School

Council Tax

Band E - Test Valley borough Council

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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