



129 Rownhams Lane | £695,000
North Baddesley, Southampton, SO52 9LU

 Henshaw Fox



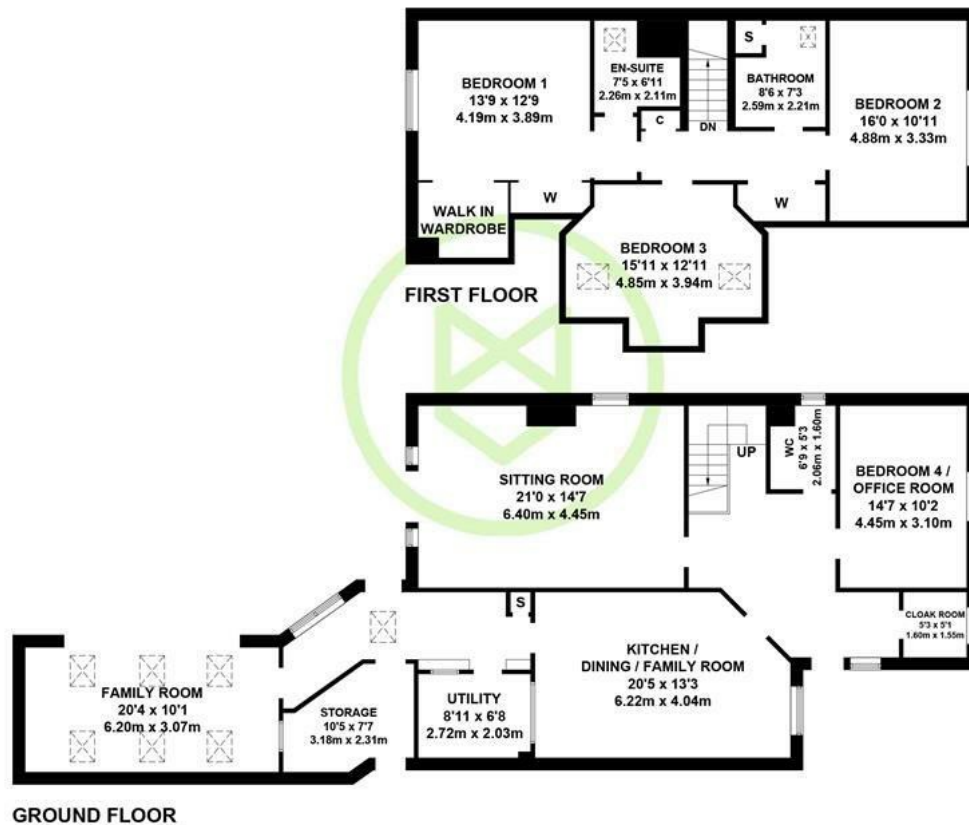
129 Rownhams Lane
North Baddesley, Southampton, SO52 9LU

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Summary

A deceptively spacious and beautifully presented family home of approximately 2,300 sq ft, situated in the heart of North Baddesley village, along the desirable Rownhams Lane. In brief, the internal accommodation comprises four double bedrooms with a stylish en-suite, family bathroom and flexible fourth bedroom downstairs which could be used as a home office. Also boasting a sociable sitting room, modern kitchen/dining room, cloakroom, utility room, internal storage room, additional extended family room completed to a beautiful specification with vaulted ceiling, bi-fold doors to the rear. Outside there is a good size and private rear garden and a large driveway.



APPROXIMATE GROSS INTERNAL AREA = 2308 SQ FT / 214.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1015093)

Summary

- Large, versatile living accommodation in excess of 2,300 square feet
- Presented in immaculate order throughout
- Four double bedrooms, en-suite and family bathroom
- Large kitchen/dining/family room, utility room and downstairs WC
- Stunning family room with vaulted ceiling and bi folding door opening to the garden
- Private rear garden perfect for families and entertaining
- Ample driveway parking with space for more than six vehicles
- North Baddesley Infant & Junior, and The Mountbatten School catchment

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor

The space on offer in this wonderful home is immediately apparent upon entering the front door. You are greeted with a generous and welcoming hallway, which presents access to a useful cloakroom with handy storage, a downstairs WC with wash basin and the fourth bedroom which is currently used as a home office. Also leading from the hallway are the stairs leading to the first floor, the sitting room and kitchen/dining/family room. Benefitting from double doors overlooking the rear garden, a stylish gas fire place and a double aspect, the sitting room makes for a wonderful sociable family area - also perfect for entertaining. The modern kitchen/dining/family room has space for table and chairs, a wealth of extensive storage as well as a range of built in appliances, including a dishwasher, eye level double oven, induction hob and extractor canopy over, and space for an 'American style' fridge/freezer. A door leads to a further hallway, a stunning addition to the home with an array of light coming from a ceiling height windows, double doors to the rear and a skylight. Also, leading off from here is the utility room with space for a washing machine, tumble dryer and an additional integrated freezer is installed, along with a variety of yet more storage. Beyond again is a useful room used as a bike store, amongst more, with a door leading to the side of the home. Completing the ground floor is the extended family area with an impressive vaulted ceiling with skylights and bi-fold doors to the rear.

First Floor

To the first floor, the landing provides access to each double bedroom, useful storage cupboards and the family bathroom. Bedroom one is substantial double room and has a rear aspect view of the garden, boasting a walk in wardrobe, further built in wardrobe and a stylish en-suite facility, comprising shower cubicle, WC, wash basin and heated towel rail. Bedrooms two and three are also both large double rooms, and are both served by the modern family bathroom which has a WC, wash basin, and a bath with shower over.

Outside

Outside and to the front is gated, and primarily laid to shingle with ample parking. It is otherwise decorated with a range of established shrubbery and bordered with fencing. There is pedestrian access to the rear garden which is a beautiful, secluded area, with a large patio adjoining the back of the home. This has space for an extensive seating area, leading further to an area laid to lawn, also enclosed with fencing and showing off an array of trees and mature plantation.

Parking

There is a large driveway to the front, laid to shingle and with space for in excess of six vehicles.

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Sellers Position

Looking for forward purchase

Tenure

Freehold

Heating

Gas central heating

Infant & Junior School

North Baddesley Infant & Junior School

Secondary School

The Mountbatten School

Council Tax

Band E - Test Valley Borough Council

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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