



Rufus Close, Rownhams, SO16 8LR
Southampton

£580,000

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

We are delighted to present this beautifully updated and spacious four-bedroom detached family home, occupying a favourable corner plot within a peaceful cul-de-sac in the sought-after village of Rownhams. Tastefully refurbished, including a refitted kitchen and utility room in 2025, this property combines modern family comfort with a versatile layout and excellent outdoor space.

- NO CHAIN!
- Refitted Kitchen/Breakfast Room
- Utility Room And Ground Floor Cloakroom
- Generous Sitting Room With French Doors To Garden
- Separate Dining Room With Bay Window
- Family Bathroom And En-Suite To Master
- Detached Double Garage With Power And
- Driveway Parking For 2-3 Vehicles
- Good-Sized Private Rear Garden With Decking And Patio Terraces
- Corner Plot Position Within A Quiet Cul-De-Sac

Location - Rownhams is a desirable village on the western edge of Southampton, ideally situated for families and commuters alike. The area enjoys excellent road and rail links with quick access to the M27 & M3, Southampton Airport Parkway (London Waterloo ≈ 70 minutes) and local bus services. Within the catchment for the highly regarded Mountbatten School, the village also offers a friendly community atmosphere, local amenities including a convenience store, primary school, and nearby pubs and eateries. Romsey's historic market town and Southampton's city amenities are both within easy reach, while the New Forest National Park lies just a short drive away.





Entrance Hall: Welcoming hallway with wood-effect flooring, radiator, under-stairs storage cupboard and stairs to the first floor.

Cloakroom: Modern two-piece suite comprising WC and hand basin, tiled flooring and extractor fan.

Sitting Room: A bright, well-proportioned dual-aspect reception featuring a limestone fireplace with inset living-flame gas fire, double-glazed front window and French doors opening to the rear garden, creating a seamless connection between indoor and outdoor living.

Dining Room: Set to the front with an attractive bay window, this versatile room is ideal as a formal dining space, playroom or home office.

Kitchen / Breakfast Room: Refitted in 2025 with a contemporary range of units and high-quality integrated appliances, including Neff electric double oven, De Dietrich 5-ring gas hob with Elica extractor and Bosch dishwasher. Ample work surfaces, under-cabinet lighting and tiled flooring provide a stylish and practical setting, with space for an American-style fridge/freezer and a family breakfast table.

Utility Room: Matching cabinetry and worktops with space for washing machine and tumble dryer, wall-mounted Potterton boiler, storage cupboard and external door to garden.

First Floor / Landing: Airing cupboard housing hot-water tank, access via ladder to a part-boarded loft.

Principal Bedroom: Bay-fronted double bedroom with fitted wardrobes and matching furniture, radiator, and en-suite shower room.

En-Suite: Modern tiled suite with shower cubicle, WC, wash basin, extractor fan and heated radiator.

Bedroom Two: Front-facing double room with open fitted wardrobe.

Bedroom Three & Four: Both with double-glazed windows to rear aspect, fitted wardrobes and radiators.

Family Bathroom: Contemporary suite comprising panel bath with shower over, integrated vanity unit with wash basin and WC, tiled walls and flooring, radiator and rear-facing window.

Front & Driveway: Occupying a generous corner position with mature shrubs and trees offering privacy. Driveway provides parking for two to three vehicles and leads to a detached double garage with twin up-and-over doors (one remote-controlled), power, lighting and useful loft storage.

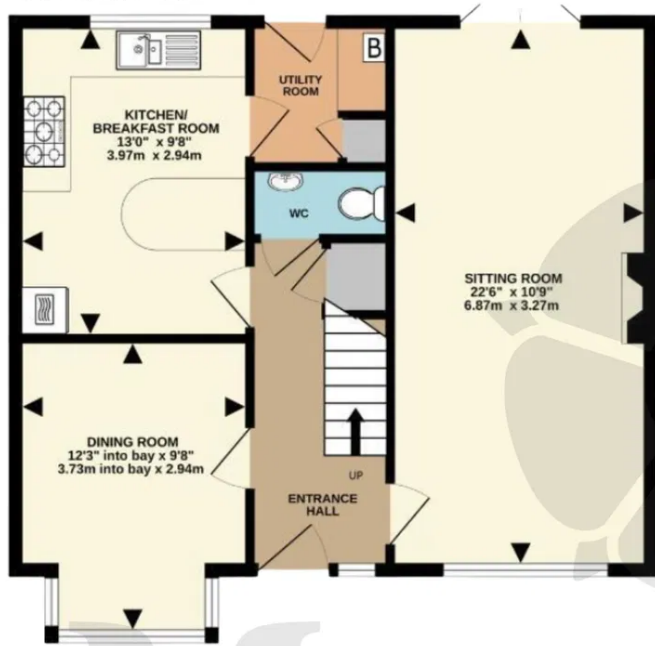
Rear Garden: A good-sized, well-enclosed garden enjoying excellent privacy, mainly laid to lawn with recently laid shingle and paved pathways, a spacious patio terrace and a raised deck area — ideal for outdoor dining, entertaining or a hot-tub. Fitted outside tap, composite storage shed and gated side access.



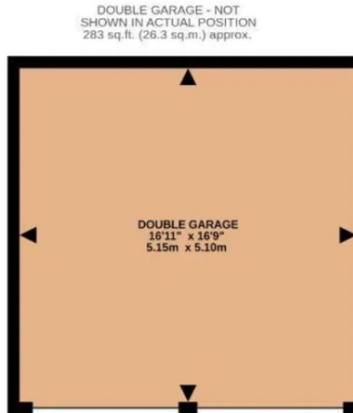
Disclaimer - These particulars are believed to be accurate but do not constitute or form part of any offer or contract. All measurements are approximate and should be verified by the purchaser.

Fixtures, fittings and appliances have not been tested. Interested parties should rely on their own

Ground Floor

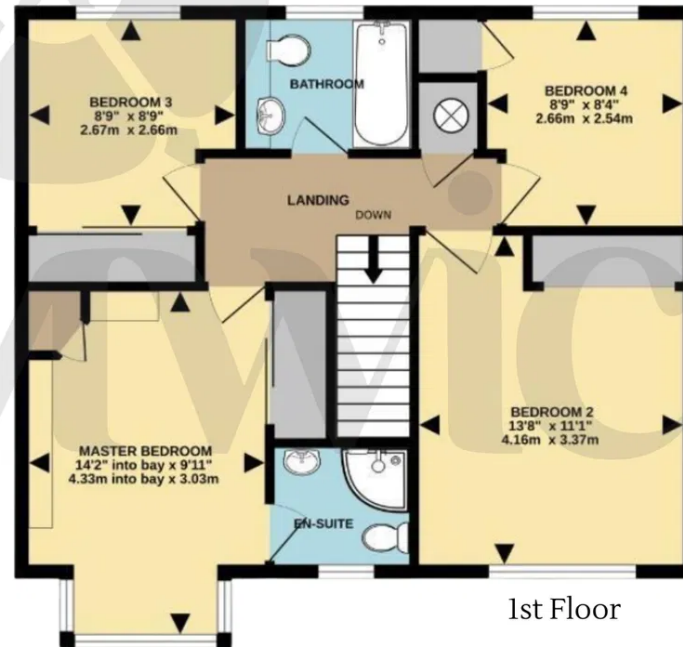


Garage



Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



1st Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Trusted. Award Winning. Experts.

Hamwic Estate Agents

3 – 4 South Parade, Salisbury Road, Southampton SO40 3PY

02380 663999

enquiries@hamwicestateagents.co.uk

<https://www.hamwicestateagents.co.uk/>

