



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.

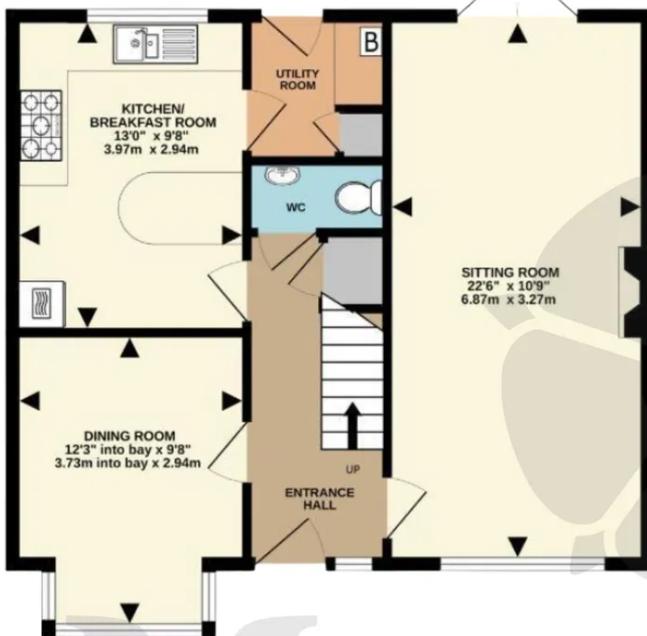
**Front & Driveway:** Occupying a generous corner position with mature shrubs and trees offering privacy. Driveway provides parking for two to three vehicles and leads to a detached double garage with twin up-and-over doors (one remote-controlled), power, lighting and useful loft storage.

**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.

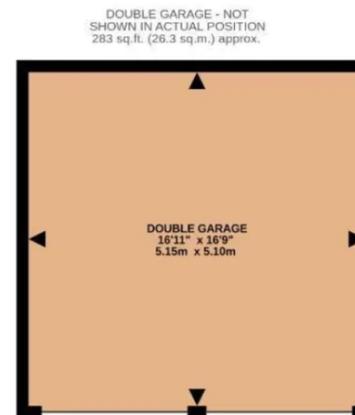
*Disclaimer - These particulars are believed to be accurate but do not constitute or form part of any offer or contract. All measurements are approximate and should be verified by the purchaser.*

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

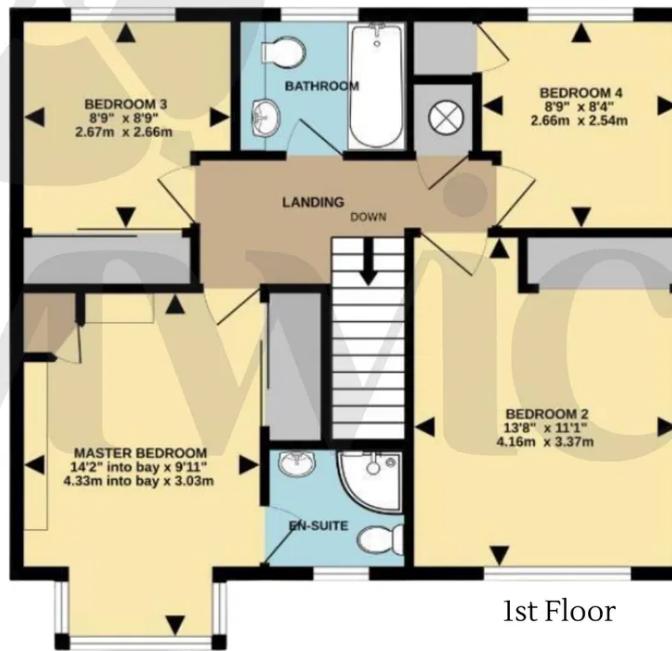
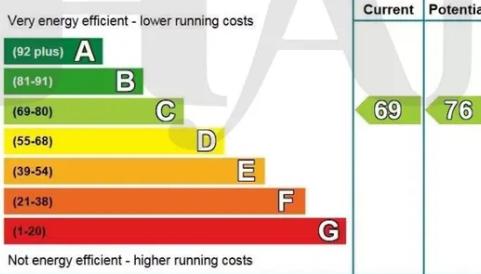
## Ground Floor



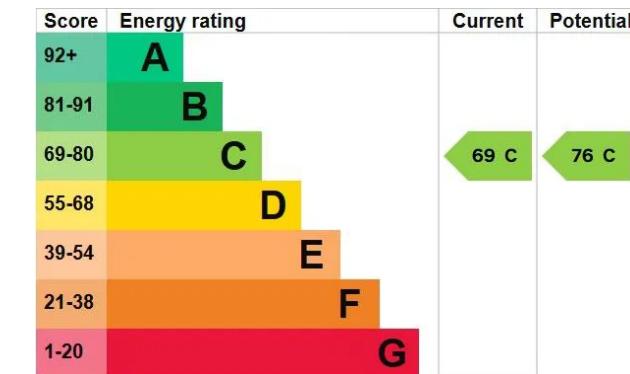
## Garage



## Energy Efficiency Rating



## 1st Floor



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