



Connells

St. Evox Close
Rownhams Southampton

St. Evox Close Rownhams Southampton SO16 8FS

for sale
£375,000



Property Description

A delightful three-bedroom family residence nestled in the sought-after area of Rownhams, Southampton. This property has been thoughtfully renovated to a high standard, offering a harmonious blend of modern amenities and comfortable living spaces.

Upon entering, you are greeted by a spacious dual-aspect lounge diner, bathed in natural light, providing an ideal setting for both relaxation and entertaining. The contemporary kitchen is well-appointed, catering to the needs of any home chef. Convenience is key with a downstairs cloakroom and an integral garage that includes a utility area, ensuring daily tasks are handled with ease.

Upstairs, the property boasts three generously sized bedrooms, each designed with comfort in mind. The family bathroom is ample in size and features modern fixtures and fittings. Throughout the home, neutral decor creates a versatile backdrop, allowing new owners to infuse their personal style effortlessly.

The exterior is equally impressive, featuring a south-facing rear garden that has been meticulously landscaped. A decked patio area with a charming pergola offers the perfect spot for outdoor dining or relaxation, while the well-maintained lawn provides space for various activities.

Entrance Hall

Door accessing the front of the property and entrance to the lounge diner.

Cloakroom

A convenient downstairs cloakroom with hand wash basin, WC and double glazed window to the side aspect.

Lounge/ Dining Room

22' 6" x 21' 5" max (6.86m x 6.53m max)

The dual aspect open-plan lounge and dining space features wood laminate flooring and neutral decor. Double glazed window to front aspect. The dining section opens directly onto the south-facing, landscaped garden through double glazed rear doors, creating a seamless indoor-outdoor living experience.

Kitchen

10' 8" x 8' (3.25m x 2.44m)

The well-appointed kitchen offers a comprehensive range of wall, base and drawer units, complemented by roll-top work surfaces. It includes integrated appliances such as a double electric oven and a four-ring gas hob, along with a stainless steel sink. A door provides additional access to the rear garden.

First Floor

Upstairs, three generously sized double bedrooms await, each featuring fitted wardrobes and carpeted flooring, providing ample storage and comfort.

Bedroom One

10' 6" x 10' 1" (3.20m x 3.07m)

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)

Bedroom Three

9' 5" x 7' 6" (2.87m x 2.29m)

Bathroom

The family bathroom comprises a WC, hand wash basin, and a bath with an overhead shower, alongside built-in cupboard space for convenience.

External Features

Front Garden

The home welcomes you with an ample driveway accommodating up to four vehicles. Access is gained to the garage.

Rear Garden

The south-facing rear garden is thoughtfully landscaped, featuring a pergola and decked area, bordered by timber fencing with a gate leading to the rear alleyway, offering a private and serene outdoor retreat.

Garage

An integral garage equipped with an up-and-over door, built-in storage, power supply, and internal access to the main hallway. Suitable for a utility area.

Location

Situated in the tranquil suburb of Rownhams, St Evox Close offers residents good accessibility to essential amenities.

Local Schools:

Families will appreciate the selection of reputable schools in the vicinity:

Rownhams St John's Church of England Primary School - Located approximately 0.6 miles away, this well-regarded primary school was rated 'Good' in its latest Ofsted report. It offers a nurturing environment with strong links to the local community.

North Baddesley Junior School - Around 2 miles from the property, this school provides an excellent education for children aged 7-11 and has been rated 'Good' by Ofsted.

The Mountbatten School - A popular secondary school approximately 3.5 miles away in Romsey, catering to students aged 11-16. The school was rated 'Good' in its latest Ofsted inspection and is well-known for its strong academic performance and extracurricular offerings.

Cantell School - Located about 3.2 miles away in Southampton, Cantell School is a mixed secondary school serving students aged 11-16. It received an 'Outstanding' rating in its latest Ofsted inspection, highlighting its high teaching standards and inclusive environment.

Transport Links:

Rownhams is well-connected, making it an ideal location for commuters and families:

Bus Services - Regular bus routes operated by Bluestar provide easy access to Southampton city centre, Romsey, and surrounding areas.

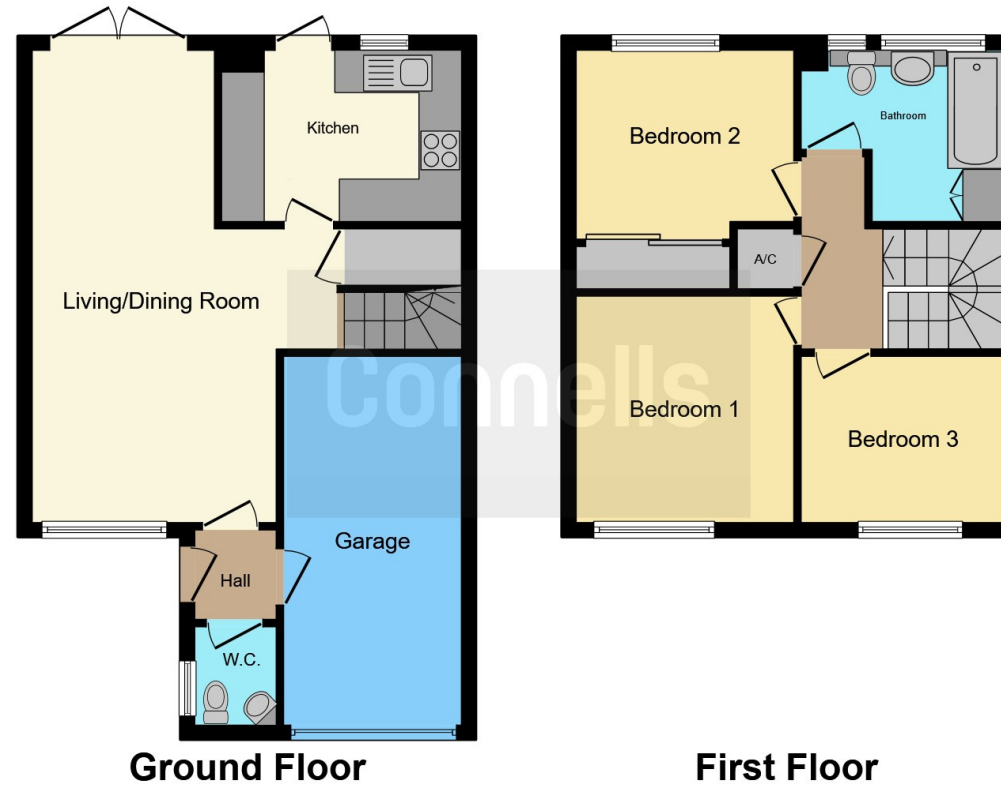
Rail Services - The nearest railway station is Redbridge Station (approx. 2.5 miles away), offering connections to Southampton Central and beyond.

Road Access - The property is conveniently located near the M27 and M271, providing quick links to Southampton, Portsmouth, and Winchester.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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