



128 Rownhams Lane | £825,000

North Baddesley, Hampshire, SO52 9LT





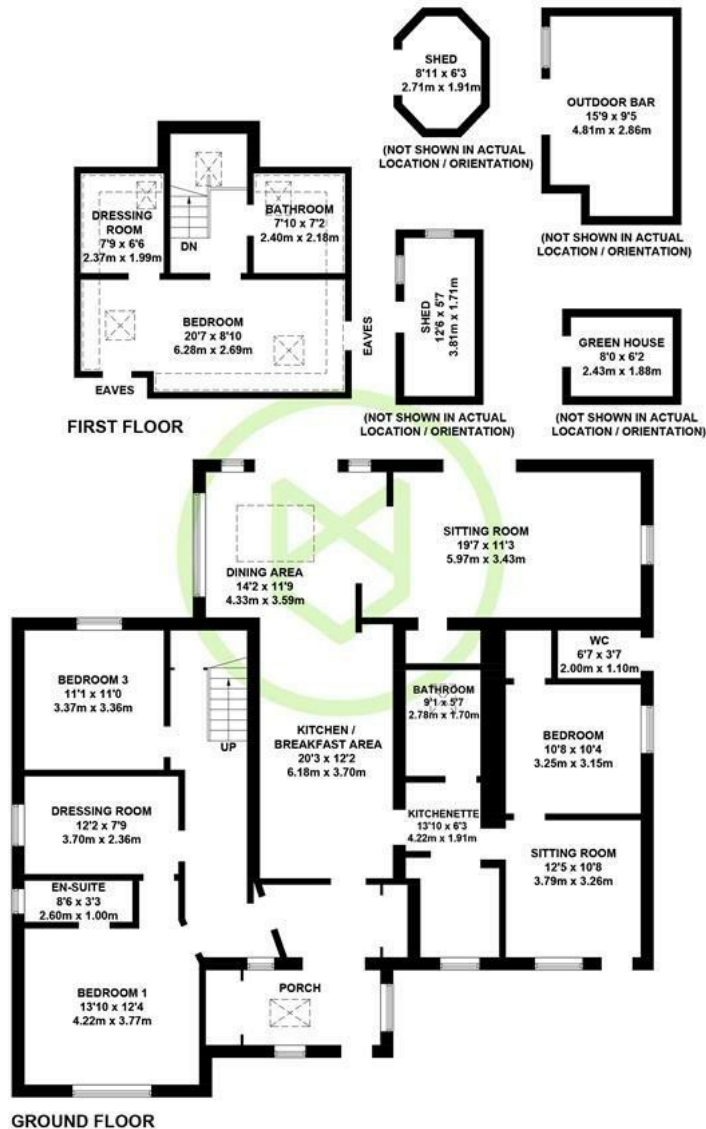
128 Rownhams Lane
North Baddesley, Hampshire, SO52 9LT

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Summary

An exceptional and beautifully extended modern chalet bungalow, offering immaculately presented and highly versatile accommodation, including superb ancillary living ideal for multi-generational families. Occupying a generous plot approaching 0.38 acres, this impressive home is situated on a highly sought-after road within the leafy village of North Baddesley. The property boasts three to four well-proportioned bedrooms, including a luxurious principal suite with en-suite, alongside a stylish family bathroom. At its heart lies a stunning open-plan kitchen and dining area, complete with bi-folding doors and an impressive sky lantern, seamlessly connecting to a spacious sitting room. The thoughtfully arranged ancillary accommodation provides excellent flexibility, featuring its own bedroom, bathroom, reception space, and kitchenette, making it ideal for guests, extended family, or independent living. Externally, the home is further enhanced by a beautifully landscaped and expansive rear garden, enjoying a desirable westerly aspect. Designed with both relaxation and entertaining in mind, it also features a superb outdoor bar, creating a truly enviable lifestyle setting.



APPROXIMATE GROSS INTERNAL AREA
 GROUND FLOOR = 1914 SQ FT / 177.8 SQ M
 (INCLUDING ANCILLARY ACCOMMODATION)
 FIRST FLOOR = 368 SQ FT / 34.2 SQ M
 OUTBUILDINGS = 312 SQ FT / 29.0 SQ M
 TOTAL = 2594 SQ FT / 241.0 SQ M

Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1287450)

Features

- Immaculate detached chalet home
- Plot approaching 0.38 acres
- Versatile ancillary accommodation, ideal for multi generational living
- Five bedrooms and three bathrooms
- Expansive kitchen/dining area with bi-folding doors
- Abundance of driveway parking
- Beautifully landscaped rear garden enjoying an enclosed westerly facing aspect
- Positioned with the leafy Village of North Baddesley

EPC Rating

Energy Efficiency Rating
 Current D
 Potential C

128, Rownhams Lane, North Baddesley, Hampshire, SO52 9LT

Ground Floor

On arrival, a practical yet stylish porch with fully glazed panels welcomes you in, allowing for an abundance of natural light and creating an immediate sense of openness. This leads seamlessly into an inviting and well-proportioned entrance hall, beautifully presented and thoughtfully designed to set the tone for the rest of the home. From here, there is access to the impressive kitchen/dining/family room, as well as the generously sized principal bedroom and two further well-appointed bedrooms. The hall also provides entry to the ancillary accommodation, offering flexibility for a variety of uses, along with a staircase rising to the first floor landing. The principal bedroom is generous double with en-suite with shower, WC and wash basin and access to 'Jack & Jill' dressing room which was previously a bedroom. The stunning open-plan kitchen and dining area truly forms the heart of the home, designed with both everyday living and entertaining in mind. The beautifully appointed kitchen features an extensive range of wall and base units, complemented by a stylish and practical breakfast bar. A comprehensive suite of high-quality integrated appliances includes a hob with extractor above, oven, microwave, plate warmer, fridge/freezer, and wine fridge, creating a sleek and functional culinary space. Flooded with natural light, the dining area is enhanced by an impressive sky lantern, while expansive bi-folding doors seamlessly connect the interior to the adjoining patio and rear garden. Double doors lead through to the generously proportioned sitting room, a welcoming and versatile space that also enjoys direct access to the garden via a single door, along with the added benefit of a useful storage cupboard. An internal door from the entrance hall leads to a highly versatile ancillary accommodation, ideal for multi-generational living, guest use, or potential income opportunities. This well-appointed space comprises a comfortable reception room, a fitted kitchenette, a bedroom, and a modern shower room, offering excellent independence from the main home. A separate external door provides convenient access to the front of the property, enhancing both privacy and flexibility of use.

First Floor

Rising to the first-floor landing, you'll find access to an additional double bedroom and a stylish, modern bathroom complete with a shower over the bath, WC, and wash basin. The bedroom benefits from generous eaves storage, as well as a spacious dressing room, offering excellent storage throughout.

Outside

The rear garden is a truly outstanding feature of the home, set within an impressive plot approaching 0.38 acres. Thoughtfully designed for both relaxation and entertaining, it boasts a substantial adjoining patio that seamlessly extends the living space outdoors, perfect for al fresco dining and social gatherings. Beyond the patio, the garden is predominantly laid to lawn and beautifully landscaped, featuring an array of tropical planting, mature shrubs, and established trees that create a sense of privacy and tranquillity. Enjoying a desirable westerly aspect, the garden is bathed in afternoon and evening sun and is well enclosed for added seclusion. A superb addition is the garden bar, complete with power and lighting, offering an ideal setting for entertaining family and friends throughout the year. There is also a useful 'gardeners' toilet.

Parking

Abundance of driveway parking to the front

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.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Tenure

Freehold

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley Borough Council - Band E

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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