



18 Welch Way | £465,000  
Rownhams, Hampshire, SO16 8JF

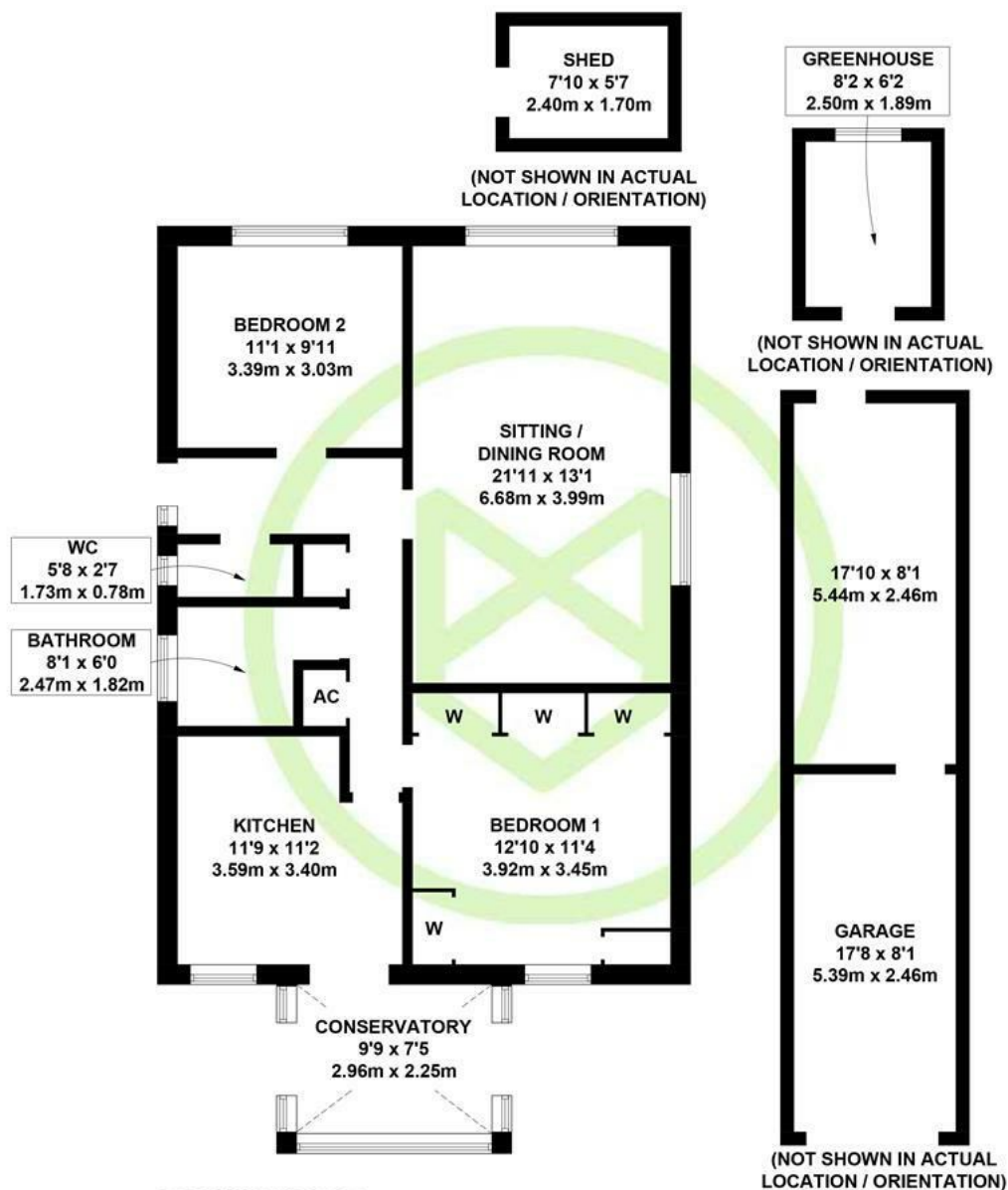




18 Welch Way  
Rownhams, Hampshire, SO16 8JF

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## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 951 SQ FT / 88.4 SQ M  
 OUTBUILDINGS = 385 SQ FT / 35.8 SQ M  
 TOTAL = 1336 SQ FT / 124.2 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID1313636)

## Summary

Offered for sale with no onward chain, this beautifully presented detached bungalow occupies a peaceful position overlooking Fernyhurst Lake in the highly sought-after area of Rownhams. The well-proportioned accommodation comprises two generous double bedrooms, a family bathroom, separate cloakroom, a bright and spacious open-plan sitting/dining room, a well-appointed kitchen/breakfast room and a versatile conservatory overlooking the rear garden. Outside, the property benefits from a beautifully enclosed south-easterly facing rear garden, ideal for relaxing and entertaining, while the attractive front garden enjoys delightful views across Fernyhurst Lake. Further benefits include off-road parking for one vehicle, leading to a tandem garage, completing this wonderful home in a tranquil setting.

## Features

- Offered with no onward chain
- Beautifully presented detached bungalow
- Two generous double bedrooms
- Spacious open-plan sitting/dining room, kitchen/breakfast room and conservatory
- Driveway providing off-road parking for one vehicle, leading to a tandem garage
- Nestled within a peaceful setting, onlooking Fernyhurst Lake

## EPC Rating

Energy Efficiency Rating  
 Current C  
 Potential C

# 18, Welch Way, Rownhams, Hampshire, SO16 8JF

## Accommodation

Upon entering the property, a welcoming entrance hall provides access to all principal rooms and benefits from a useful airing cupboard. The spacious open-plan sitting and dining room is flooded with natural light thanks to its dual-aspect windows, including a pleasant outlook over the front, while an attractive electric fireplace creates a charming focal point. The well-appointed kitchen offers ample space for a breakfast table and chairs and is fitted with a range of wall and base units, a built-in double oven, hob with extractor hood above, space for a fridge/freezer, and plumbing for both a washing machine and dishwasher. The adjoining conservatory provides a versatile additional reception space, with double doors opening onto the rear garden, making it ideal for relaxing or entertaining. Both bedrooms are generously proportioned doubles, with the principal bedroom benefiting from built-in wardrobes, while the accommodation is completed by a family bathroom comprising a bath with shower over and wash basin, together with a separate cloakroom fitted with a WC and wash hand basin.

## Outside

The rear garden is well enclosed and enjoys a desirable south-easterly aspect, providing an excellent degree of privacy and a wonderful space to relax or entertain. Adjoining the property is a patio area, ideal for outdoor dining, while the remainder of the garden is predominantly laid to lawn and bordered by well-established flower beds and mature shrubs. To the rear of the garden is a further shingled seating area, along with a greenhouse and timber shed, offering useful storage and space for keen gardeners. To the front, the garden is attractively laid to lawn with a selection of mature trees and enjoys delightful views towards Fernyhurst Lake, creating an attractive setting for the property.

## Parking

Driveway parking for one vehicle leading to tandem garage

## Location

Located in the popular and established community of Rownhams, Welch Way is an enviable location with ease of access to the M27 motorway, Southampton city centre. Local amenities are scattered throughout the district and various pubs can be found nearby. The home enjoys a peaceful setting overlooking Fernyhurst Lake.

## Tenure

Freehold

## Sellers Position

No onward chain

## 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.

## Heating

Gas

## Council Tax

Test Valley - Band D

## 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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