



Barker Mill Close, Rownhams, SO16 8LJ
Southampton

£325,000

Property Type: Semi Detached House

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

- Three Bedroom Semi Detached House
- Sought-After Rownhams Location
- Backing Directly Onto Woodland
- Open Plan Lounge-Dining Room
- Modern Fitted Kitchen
- Refitted Shower Room
- Garage with Driveway Off Road Parking
- Attractive Mature Rear Garden
- Recently Fitted Gas Boiler (2026)

Hamwic Independent Estate Agents are delighted to offer for sale this well presented three bedroom semi-detached family home, enviably positioned within the ever popular Rownhams estate, situated in the desirable village location of Rownhams. This attractive home benefits from beautiful woodland views to the rear and offers well balanced accommodation throughout, including an open plan lounge-dining room, modern kitchen, refitted shower room, garage, and off road parking. Further benefits include double glazed windows, gas central heating, and a mature rear garden backing directly onto woodland, making this a fantastic opportunity for families or buyers seeking a peaceful setting within a highly convenient residential location.

Additional Information

Tenure: Freehold

Construction: Brick Under Tiled Roof

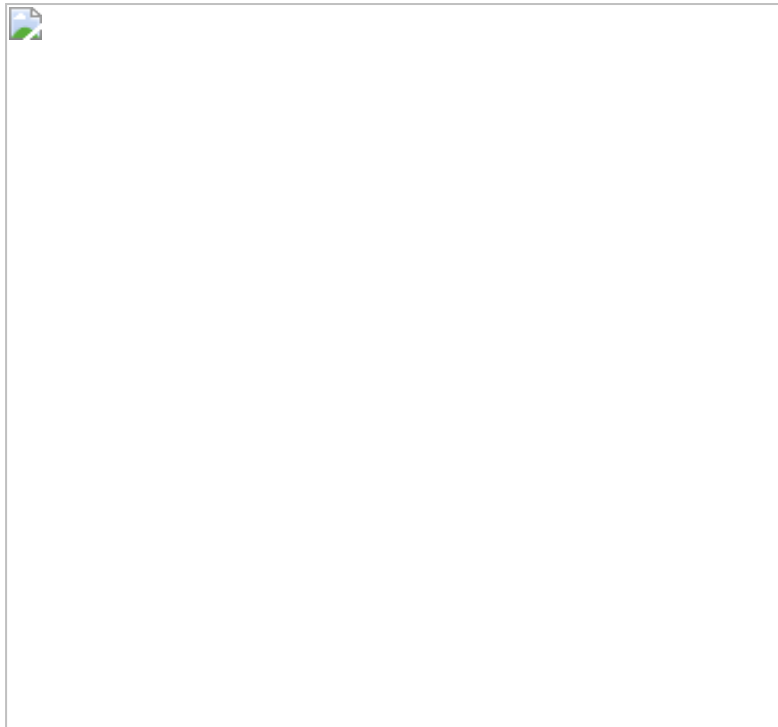
Utilities: Mains Water, Mains Electric, Gas Central Heating

Windows: Double Glazed

Council Tax Band: D

Parking: Driveway Off Road Parking & Garage

Boiler: Recently Fitted Gas Boiler (2026)





Front Aspect & Entrance - The property enjoys an open-plan frontage with a driveway providing off road parking directly in front of the garage. Side access leads through to the rear garden, adding everyday practicality.

A front door opens into an inner porch, creating a useful entrance space with access to the ground floor cloakroom, before a further door opens into the main accommodation.

Lounge-Dining Room - A spacious open plan lounge-dining room extends from front to rear, creating a bright and versatile main living space. A front aspect window allows for natural light, whilst sliding patio doors to the rear open onto the garden and enjoy a lovely woodland backdrop.

The dining area sits conveniently beside the kitchen, ideal for both day-to-day family living and entertaining. Further benefits include stairs to the first floor with storage cupboard beneath and radiators serving both areas.

Kitchen - The kitchen is fitted in a modern style with matching eye and base level units, work surfaces, inset sink unit, and integrated vertical oven, microwave, and gas hob. There is additional space and plumbing for a washing machine and fridge/freezer.

A rear aspect window overlooks the garden, while the gas boiler was recently replaced in 2026, offering added reassurance for buyers.

First Floor Landing - The first floor landing benefits from a side aspect window, access to the loft space (part boarded), and an airing cupboard housing the hot water tank.

Bedroom One - A well proportioned double bedroom positioned to the front of the property, benefiting from built-in double wardrobes.

Bedroom Two - A good size bedroom located to the rear aspect, enjoying views over the rear garden.

Bedroom Three - A versatile third bedroom, ideal for use as a child's bedroom, nursery, home office, or hobby room.

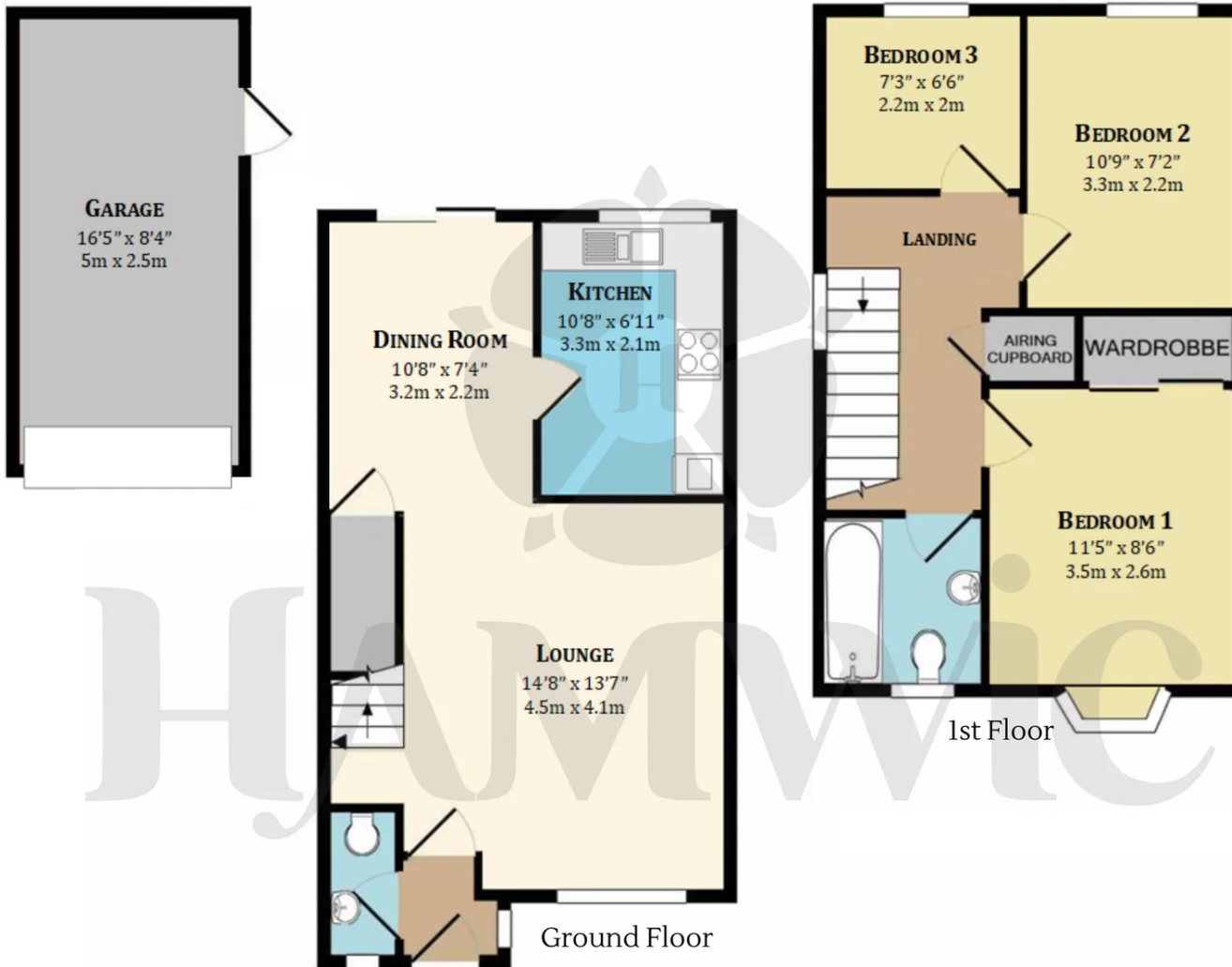
Shower Room - The shower room has been refitted in a modern style and comprises a fully tiled walk-in double shower cubicle, low level WC, wash hand basin, heated towel rail, and front aspect window.

Rear Garden - A real feature of the property is the mature rear garden, backing directly onto woodland and enjoying a peaceful and private setting. A paved patio extends from the rear of the home, providing an ideal seating area, with the remainder mainly laid to lawn and enhanced by a variety of established plants, shrubs, trees, and flowers.

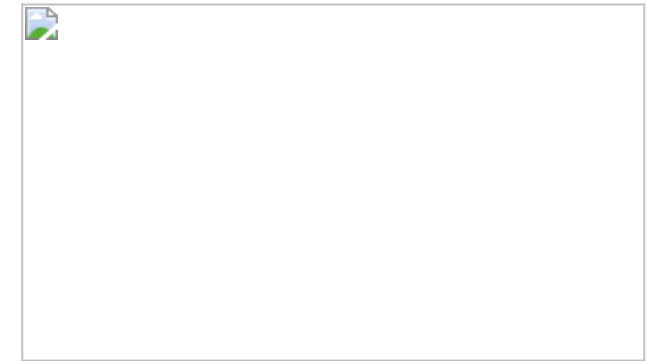
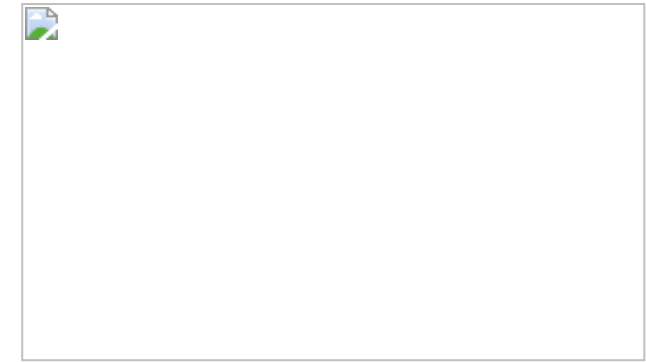
Further benefits include side access, outside tap, and a personal door into the garage.

Garage - Brick built with a pitched tiled roof, the garage benefits from power, lighting, and an up and over door to the front.





All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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