



## Rufus Close

Rownhams, SO16



# HAMWIC

Independent Estate Agents



Hamwic Independent Estate Agents are delighted to present this outstanding four-bedroom detached residence, occupying a quiet cul-de-sac position in the sought-after village of Rownhams, Hampshire. Recently transformed through a comprehensive extension and loft conversion, this home now offers over three floors of thoughtfully designed, high-specification living space. From the showstopping open-plan kitchen/family room to the exquisite finish throughout, this home offers a rare blend of style, space and sophistication. A true turnkey family home.

*Exceptional Design / Contemporary Living /  
/ Prime Rownhams Location /*

FOUR BEDROOMS OVER THREE FLOORS | STUNNING OPEN-PLAN  
KITCHEN/FAMILY ROOM WITH VAULTED CEILING & TWIN BI-  
FOLDS | SEPARATE LOUNGE/ TV ROOM | CONTEMPORARY KITCHEN  
WITH QUARTZ WORKTOPS & ISLAND | PORCELAIN TILED FLOORING  
WITH UNDERFLOOR HEATING | USEFUL UTILITY ROOM & STYLISH  
GROUND FLOOR CLOAKROOM | GALLERY LANDING WITH FEATURE  
WINDOW & LED ACCENTS | MODERN REFITTED BATHROOM & EN-  
SUITE SHOWER ROOM | CONVERTED LOFT WITH ADDITIONAL  
DRESSING/PLAY ROOM |

5 RUFUS CLOSE

ROWNHAMS, HAMPSHIRE  
SO16 8LR

£600,000

**Step Inside:** The approach to the property is smart and low-maintenance, with a tarmac driveway offering off-road parking and access to the remainder of the garage, now functioning as valuable storage. A sleek composite front door opens into an entrance hall, finished with porcelain tiled flooring that sets the tone for the quality found throughout. From here, you will find a beautifully refitted cloakroom, generous utility room with extensive storage, space for additional appliances, and access to the garage storage area.

**The Heart of the Home:** Through to the rear of the property, the full impact of the transformation is felt, an extraordinary open-plan kitchen, dining and living area that defines modern family living.

Twin sets of bi-folding doors span the rear elevation, drawing in natural light and opening onto the landscaped garden. A striking vaulted ceiling with Velux windows and bespoke gable-end glazing elevates the sense of space. The room is grounded by smooth porcelain tiled flooring with underfloor heating, a stylish yet practical touch that brings everyday comfort to family life.

The contemporary kitchen is beautifully appointed with white cabinetry, black quartz worktops, a vertical double oven, and a central island offering further storage, an integrated dishwasher and washing machine. The tiled feature pillar separating the bi-folds adds architectural interest and zoned definition to the space, while an adjoining set of double doors leads into a cosy, separate lounge, which is ideal for quiet evenings or a home cinema set-up.

**First Floor:** Upstairs, the first-floor gallery landing is a standout feature in its own right, flooded with light from a large picture window, finished with soft carpet, pendant lighting, and clever LED-lit stair details. The space flows beautifully, with carefully integrated storage solutions tucked throughout.

The principal bedroom is immaculately finished, with triple built-in wardrobes and a sleek, refitted en-suite shower room.

Two further bedrooms on this floor are also newly plastered and carpeted, each enjoying pleasant natural light and neutral décor. The family bathroom is a true statement of style. Marble-effect tiling to the floors and walls, an enclosed bath with LED lighting, floating vanity unit, low-level WC, and a luxurious walk-in shower.

**Second Floor:** A further staircase, lit by LED guides, leads to the converted loft, now a superb fourth bedroom with triple Velux windows that provide rooftop views across the skyline. This bright and airy space also features feature strip lighting and a door into a versatile additional space, ideal as a wardrobe or children's playroom.

**Outdoor Living:** The rear garden is landscaped across three tiers to maximise enjoyment and usability. Directly off the kitchen/family room is a porcelain tiled patio, to the side is a bespoke covered timber canopy, perfect for all-weather dining and entertaining. Steps lead up to a central lawn area, with a further elevated seating space tucked into the corner. An enjoyable retreat for evening sun. A covered side storage area, outdoor tap, and power points add practicality, all enclosed by a combination of brick wall and timber fencing for both privacy and security.

*This is a home that delivers wow-factor at every turn, designed for modern lifestyles and finished to an exceptional standard throughout.*

*An internal viewing is highly recommended to appreciate the space, light, and attention to detail on offer.*



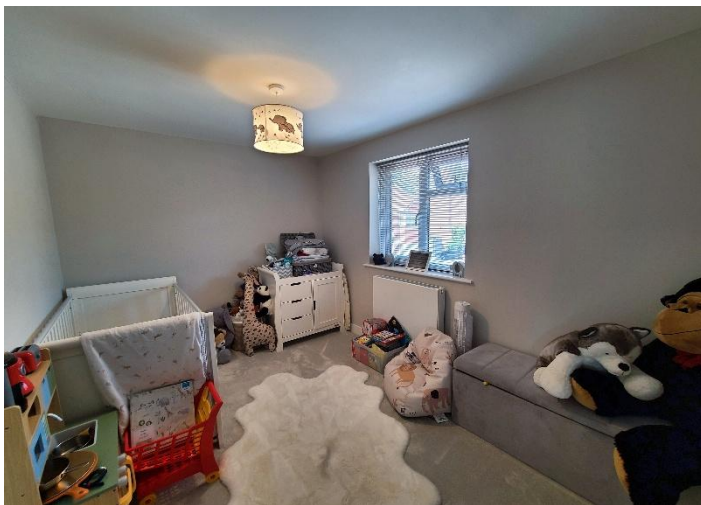


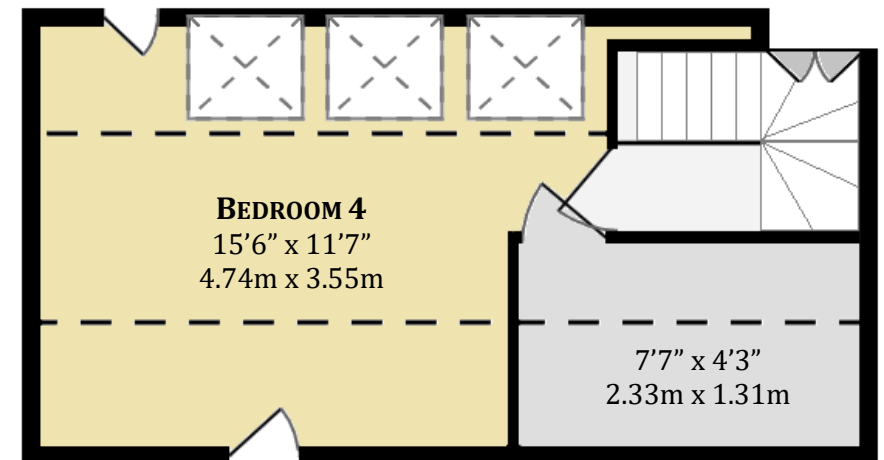
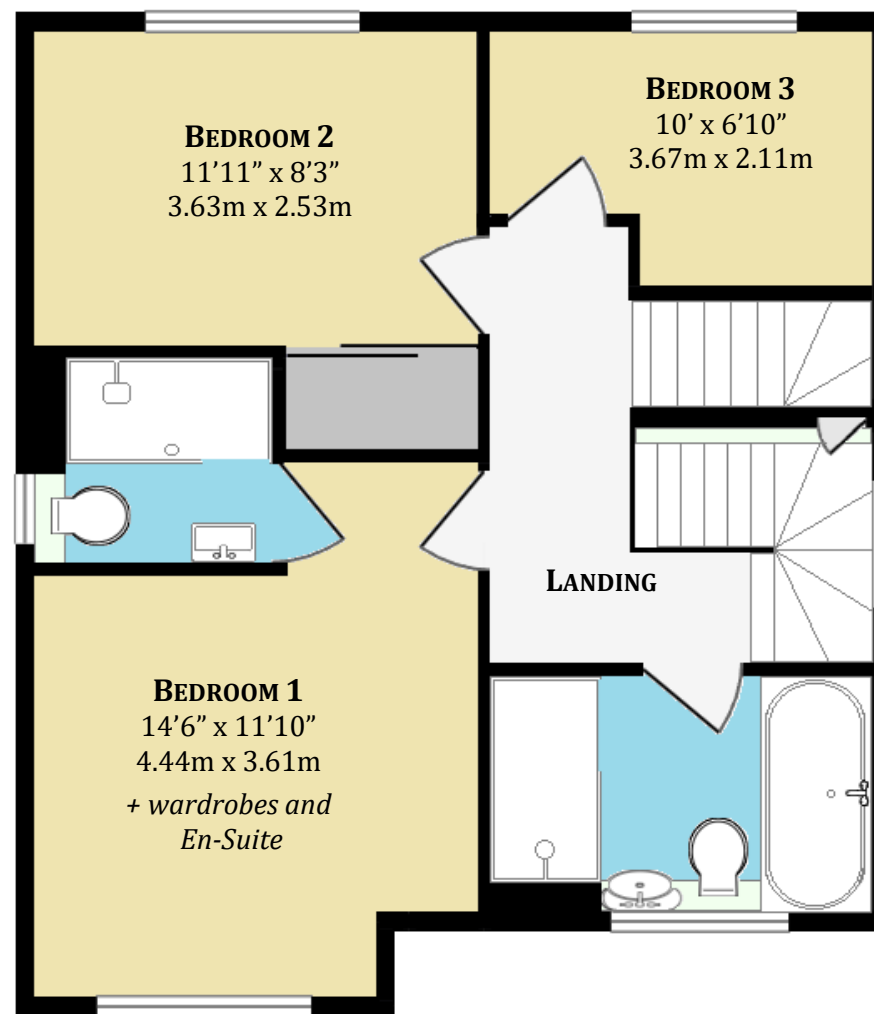
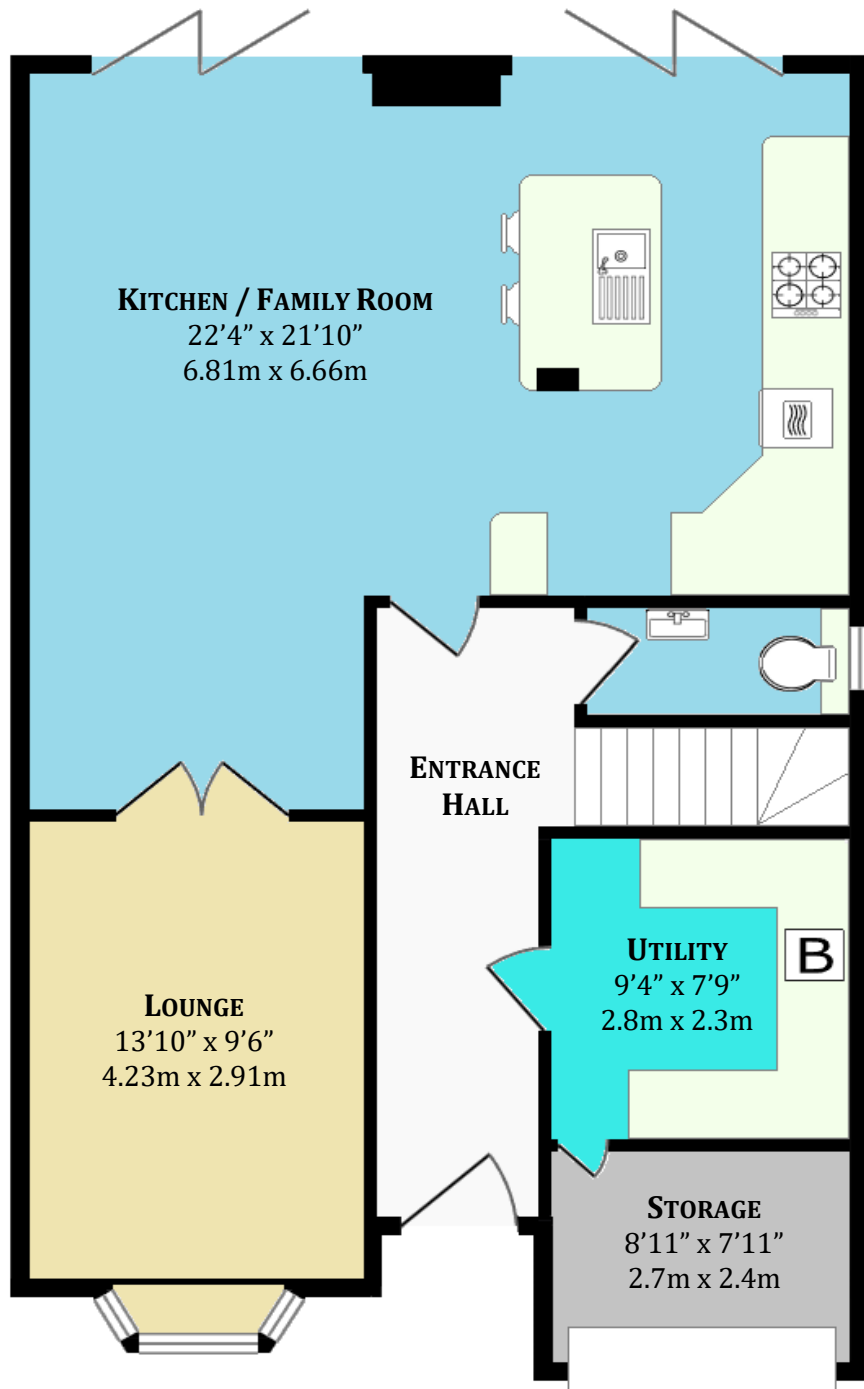




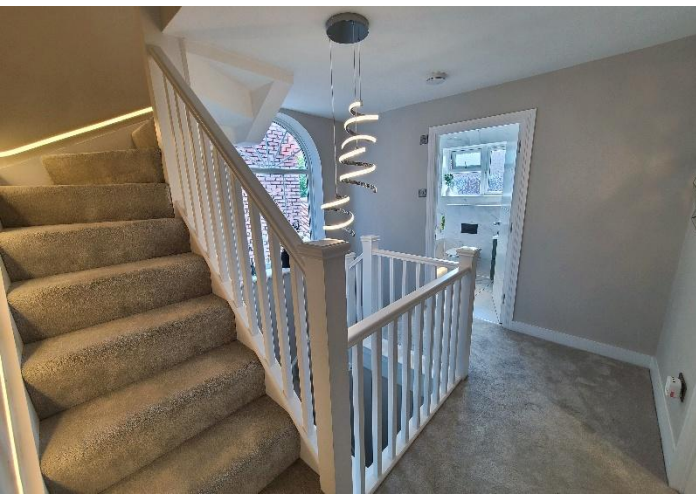














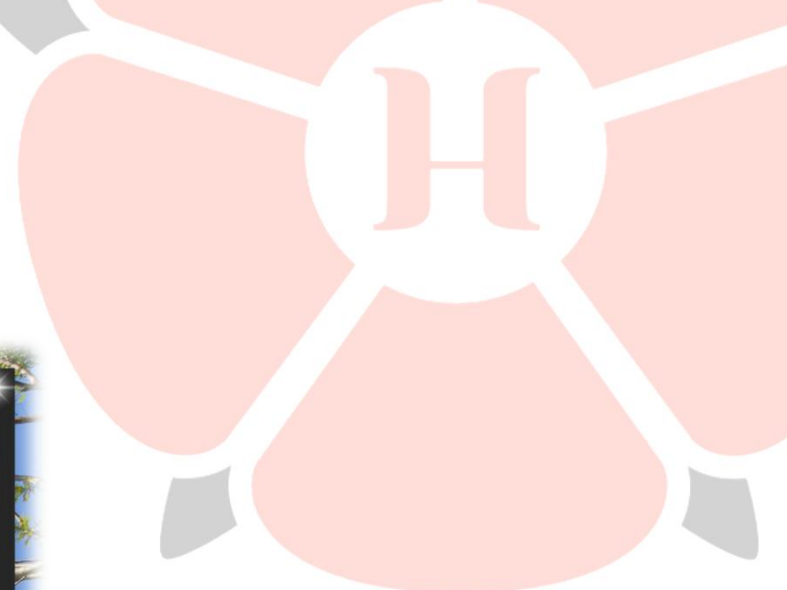
**COUNCIL TAX BAND: E – Test Valley Borough Council**

**MAINS: Water, Gas, Drainage & Electric**

**HEATING: Gas Central Heating**

**CONSTRUCTION: Brick under Tiled Roof**

**TENURE: Freehold**



...a coincidence  
"Not all estate agents are the same!"

**EPC EXPIRED -  
TO FOLLOW**



## VIEWING ARRANGEMENTS ~ BY APPOINTMENT ONLY

**HAMWIC INDEPENDENT ESTATE AGENTS LTD ~ 3 - 4 SOUTH PARADE ~ SALISBURY ROAD ~ SOUTHAMPTON ~ SO40 3PY ~**

**TEL NO: 02380 663999 ~ EMAIL: ENQUIRIES@HAMWICESTATEAGENTS.CO.UK**

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