



Rownhams Way, Rownhams, SO16 8AE
Southampton

£450,000

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

Occupying a substantial plot within one of Rownhams' most sought-after residential locations, this three-bedroom detached bungalow offers an exciting opportunity to modernise and create a superb family home. Benefiting from a generous mature rear garden, detached garage, ample driveway parking and offered with vacant possession and no forward chain, the property presents exceptional potential in a highly desirable village setting.

- Three Bedroom Detached Bungalow
- Substantial Plot Offering Excellent Potential
- Requires Modernisation Throughout
- Vacant Possession And No Forward Chain
- Generous Mature Rear Garden
- Driveway Parking For Several Vehicles
- Detached Garage With Power And Lighting
- Potential To Extend Or Reconfigure (STPP)
- Highly Sought After Rownhams Location
- Excellent Opportunity To Create A Forever Home

Hamwic Independent Estate Agents are delighted to offer for sale this three-bedroom detached bungalow, occupying a substantial plot within one of Rownhams' most sought-after residential roads. Offered to the market with no forward chain and vacant possession, this is a fantastic opportunity for buyers looking to create a bespoke home in a highly desirable location.

Brick Under Tiled Roof

Mains Water

Mains Electric

Electric Heating

Double Glazed Windows

Council Tax Band D

The dining room is understood to be of timber frame construction.





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Requiring complete modernisation and refurbishment throughout, the property offers spacious and well-proportioned accommodation together with enormous potential to improve, remodel or extend (subject to the necessary planning consents). Properties in this location offering such generous plots are rarely available, making this an exciting prospect for families, developers or those looking for a long-term project.

The accommodation is arranged around a central entrance hallway providing access to all principal rooms. To the front of the property is a spacious living room featuring a central chimney breast and sliding doors opening into the adjoining dining room, creating the potential to establish an impressive open-plan living space if desired.

The dining room (*Please Note: The dining room is understood to be of timber frame construction*) enjoys views over the rear garden and provides direct access outside, whilst the adjoining kitchen is positioned at the rear of the property and offers further scope for redesign and modernisation. Subject to the relevant approvals, buyers may wish to reconfigure this area to create a larger kitchen and family space overlooking the garden.

All three bedrooms are well-proportioned, offering flexible accommodation for families, guests or those requiring a home office. The principal bedroom benefits from a bay window overlooking the front garden, whilst the remaining bedrooms enjoy side aspect windows. The current bathroom and separate WC also present an opportunity to be combined into one larger contemporary family bathroom.

Externally, the property occupies an impressive mature plot. The generous front garden provides excellent kerb appeal with established planting, mature shrubs and a driveway offering off-road parking for several vehicles, leading to the detached garage. Pedestrian access is available to both sides of the property.

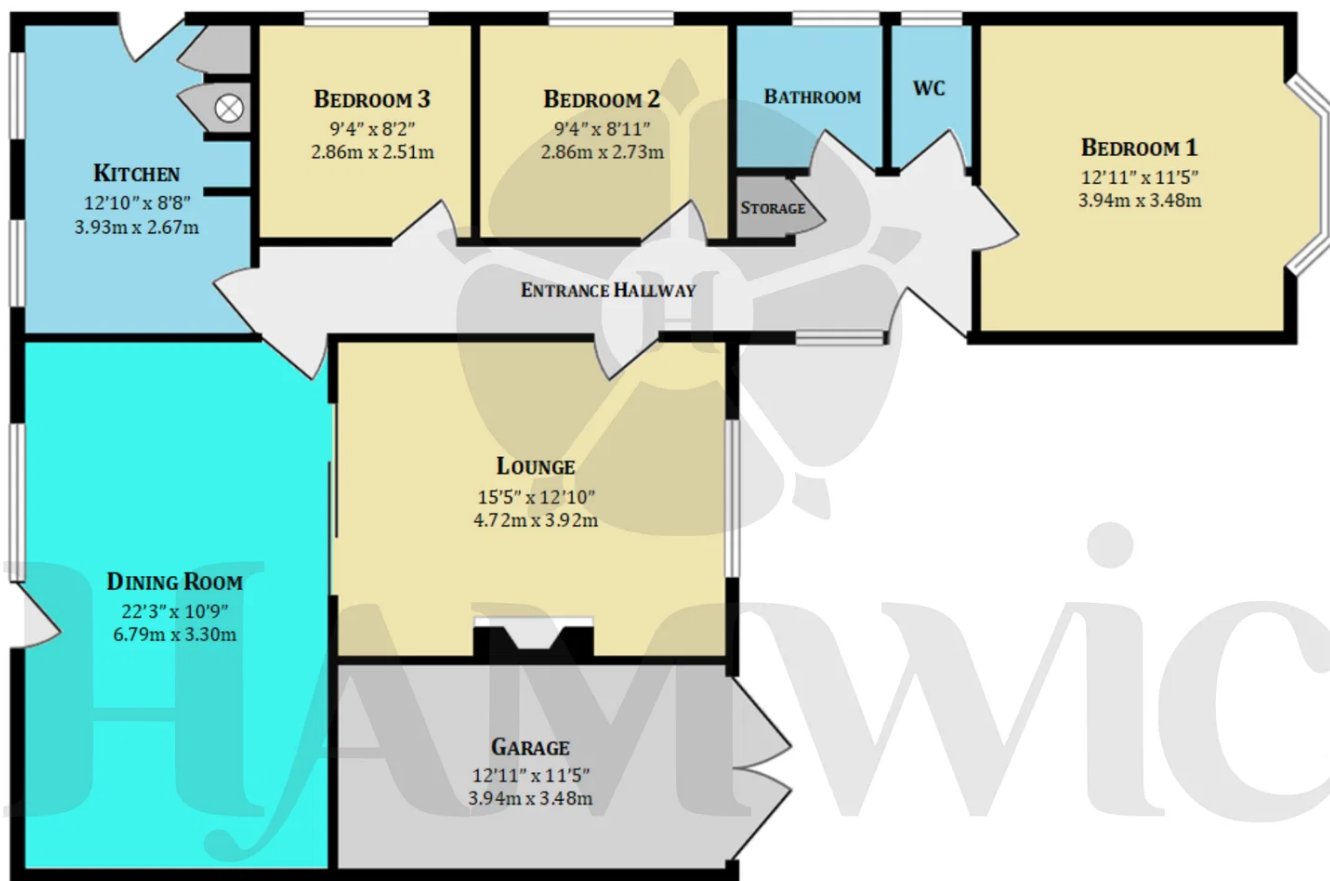
The rear garden is undoubtedly one of the property's standout features. Offering an exceptional amount of outdoor space, it is predominantly laid to lawn with an abundance of mature trees, shrubs and established planting. Whilst now heavily overgrown in areas, it provides a superb blank canvas for buyers looking to create a landscaped garden tailored to their own requirements. A paved patio, greenhouse and outside tap are already in place, with the size of the plot offering endless possibilities.

The detached garage benefits from power, lighting and timber barn-style doors, providing excellent storage, workshop space or secure parking.

Offering outstanding potential in a highly regarded village location, this is a rare opportunity to purchase a detached bungalow on such a generous plot and transform it into a wonderful forever home.

Tenure: Freehold **Council Tax Band:** D





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.

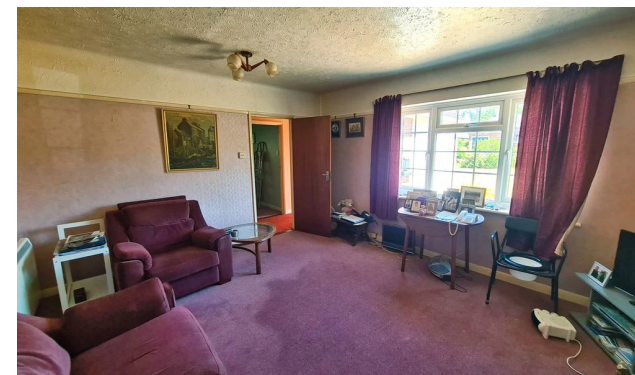
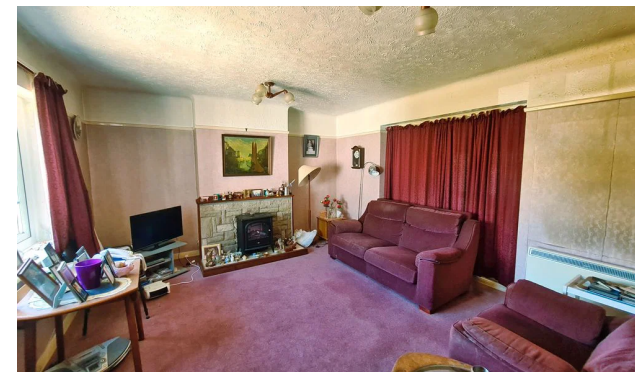
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