



Connells

Ivydene Cottage Upper Toothill Road
Rownhams Southampton

Ivydene Cottage Upper Toothill Road Rownhams Southampton SO16 8AL

for sale offers in excess of
£640,000



Property Description

Steeped in history and brimming with character, Ivydene Cottage is a Grade II listed thatched home built in 1550 and lovingly maintained throughout. Recently redecorated, it combines period charm with modern efficiency, featuring updated heating systems, dynamic heaters, and a new fuse box. The ground floor offers a welcoming lounge with exposed beams, a multi-fuel burner, and a private staircase to the master suite, a dining room with access to the second wing, a versatile study/bedroom four, and a newly fitted, south-facing kitchen with French doors to the garden. Upstairs are three well-proportioned bedrooms. The property sits on a generous plot with a gravel driveway for multiple vehicles, landscaped front gardens, and a mature rear garden enjoying a sunny southerly aspect. An outstanding example of heritage living blended with 21st-century comfort.

Location

Ivydene Cottage enjoys a tucked-away position on Uppertoothill, one of Rownhams' most characterful settings. Surrounded by leafy lanes and rolling countryside, it offers the feel of a rural escape while still being within easy reach of Southampton, Romsey, and the wider South Coast. This balance of peace and accessibility makes it particularly appealing to families looking for space, safety, and strong local connections.

style community with a primary school, pre-schools, and St John's Church at its heart. The Rownhams Community Centre is home to groups and clubs for children and adults alike, including Scouts, Brownies, sports clubs, and toddler sessions. Everyday needs are met by local shops and services, while larger supermarkets and retail parks are just a short drive away at Shirley, Southampton, or Romsey.

Families will find no shortage of countryside walks and cycle routes on the doorstep, with woodland trails, bridleways, and open farmland creating a perfect backdrop for an active lifestyle. The nearby Test Valley offers fishing, riverside walks, and traditional pubs, while the New Forest National Park is only a short drive away for pony-spotting, hiking, and family picnics.

Southampton General Hospital - Around 10 minutes by car, with regular bus routes also available.

Southampton City Centre - Easily reached in under 20 minutes by car or bus, providing shops, dining, leisure, and cultural attractions.

Romsey - About 10 minutes away, offering excellent schools, independent shops, and rail services to Salisbury, Winchester, and beyond.

South Coast & New Forest - The nearby M27 motorway makes the south coast beaches and the New Forest National Park both highly accessible for day trips or weekends away.

Agents Notes

Rownhams itself has a welcoming, village-

Ivydene Cottage has been thoughtfully maintained to preserve its historic charm while introducing modern comforts, including dynamic heaters, a sun-cab water heater, radiators throughout, and a new fuse box.

The property benefits from two staircases, allowing a unique layout with private access to the master suite.

The south-facing rear garden offers an ideal space for outdoor entertaining and gardening.

Approximate internal space: 120 sq m; plot size available on request.

Cloakroom

The property opens into a practical entrance area leading to a recently redecorated cloakroom, complete with WC, hand wash basin, and heated towel rail - an ideal space for guests and day-to-day convenience.

Study/ Bedroom 4

A flexible room with rear-aspect window and warm wood flooring, perfect for a home office, creative space, or an additional ground-floor bedroom for visiting guests.

Lounge

15' 1" x 13' 3" (4.60m x 4.04m)

A beautiful reception room showcasing exposed solid wood beams, wood flooring, and a fireplace with exposed brickwork housing a multi-fuel burner. Dual-aspect windows to the front and rear bathe the space in natural light, while a private staircase provides direct access to the master suite.









EPC Rating: Council Tax
Exempt Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/ROM306754

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM306754 - 0014