



5 Trowbridge Close | £465,000  
 Rownhams, Southampton, Hampshire, SO16 8DL

 Henshaw Fox





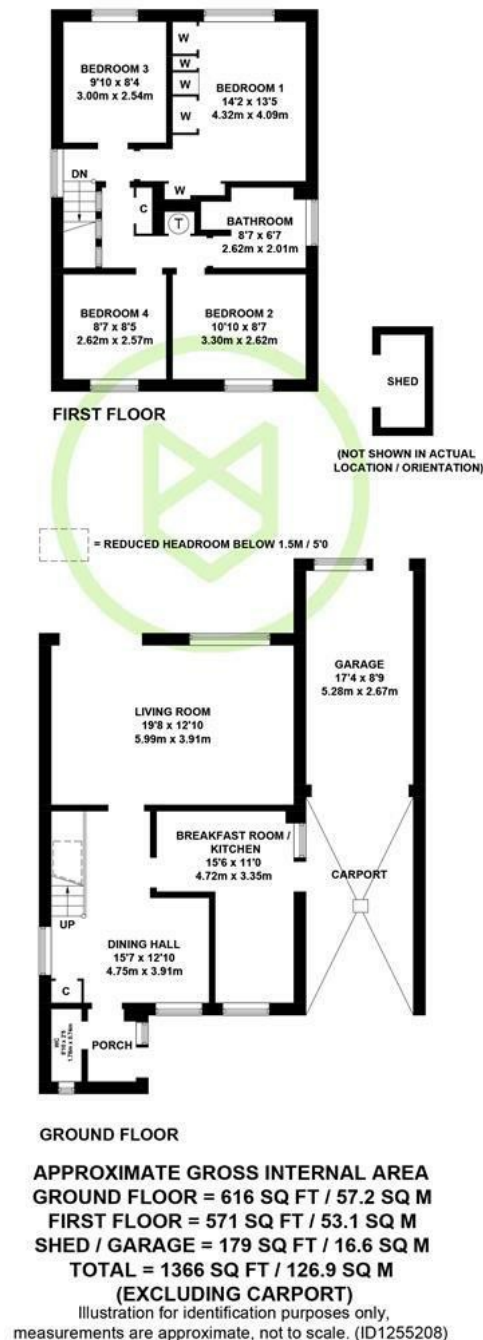
5 Trowbridge Close  
Rownhams, Southampton, Hampshire, SO16 8DL

01794 521339 / 02382 541100  
homes@henshawfox.co.uk  
www.henshawfox.co.uk



## Summary

This spacious family home is presented to the market for the first time since its construction, enjoying a desirable cul-de-sac position perfectly situated for local schooling and amenities. This much loved home has been meticulously maintained offering four generous bedrooms and a family bathroom on the first floor. The ground floor boasts a generous reception hall / dining area which flows into the adjoining sitting room enjoying views over the private and landscaped rear garden. The fitted kitchen breakfast room also comes with a full range of fitted and freestanding appliances. The attractive frontage provides off road parking on the block paved driveway extending to the car port and garage.



## Features

- A spacious link detached family home
- Popular cul-de-sac location positioned perfectly for local schooling and amenities
- Four generous bedrooms
- Family bathroom with cloakroom on the ground floor
- Generous sitting room with Patio doors to the garden
- Versatile entrance hall and dining area
- Fitted kitchen with a full range of appliances available
- Ample off road parking
- Car port and garage
- Landscaped and enclosed rear garden with patio and bbq area

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential D



# 5, Trowbridge Close, Rownhams, Southampton, Hampshire, SO16 8DL

## Ground Floor

An attractive part-glazed front door opens into the light and airy entrance porch with access into a cloakroom fitted with a WC and wash basin. An inner door opens into the impressive reception hall with ample space for family dining as well as stairs to the first floor. A cloaks cupboard provides useful storage for coats and shoes. French doors access the light and spacious sitting room overlooking the private rear garden via a glazed unit and sliding patio doors, flooding the room with natural light. The fitted kitchen breakfast room offers an extensive range of light beach effect wall and base units with quality quartz work surfaces and breakfast bar. Integrated appliances include an eye-level double oven, gas hob, and filter over. The vendors are happy to include a freestanding washing machine, dishwasher and larder fridge. There is also a heated towel rail with a side door opening to the carport.

## First Floor

The landing hosts a shelved linen cupboard and separate airing cupboard with an immersion tank, both fitted with light. Access is available to the part boarded loft space via a hatch and pull down ladder. The four double bedrooms are well proportioned with bespoke built in storage and wardrobes to the principal room. The fully tiled family bathroom comprises a corner bath, shower cubicle, WC, wash basin and heated towel rail.

## Parking

Off road parking is available on the neatly edged block paved driveway which extends through a carport to the single garage with up and over door.

## Outside

The immaculate and landscaped rear garden is enclosed and child-friendly with a walled patio which abuts the rear of the property. A raised manicured lawn features a sculpted central lawn flanked by well-stocked borders brimming with an abundance of colourful plants and shrubs. A decked BBQ area, garden shed and stainless steel BBQ are all included.

## Location

Rownhams is a highly sought after residential area situated on the north-western edge of Southampton, offering the perfect balance between peaceful village living and convenient access to the city and beyond. Known for its leafy surroundings, friendly community, and excellent transport links, Rownhams appeals to families, professionals, and retirees alike. The area is ideally located just off the M27 and M3 motorways, providing quick connections to Southampton, Winchester, and the wider South Coast. Southampton city centre is only a short drive away, offering a wide range of shopping, dining, and entertainment options, while Southampton Airport is conveniently close for national and international travel. The area is well-served by local amenities, including schools, churches, and community facilities. Nearby Nursling and North Baddesley provide additional everyday conveniences, and the nearby town of Romsey offers a delightful market town atmosphere with independent shops and cafes.

## 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.

## Sellers Position

Buying on

## Heating

Gas fired central heating

## Infants & Junior School

Rownhams St John's Ce Primary School

## Secondary School

The Mountbatten School

## Council Tax

Band E - Test Valley borough Council

## 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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

