



158 Rownhams Lane | £475,000
North Baddesley, Hampshire, SO52 9LT





158 Rownhams Lane
North Baddesley, Hampshire, SO52 9LT

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



Summary

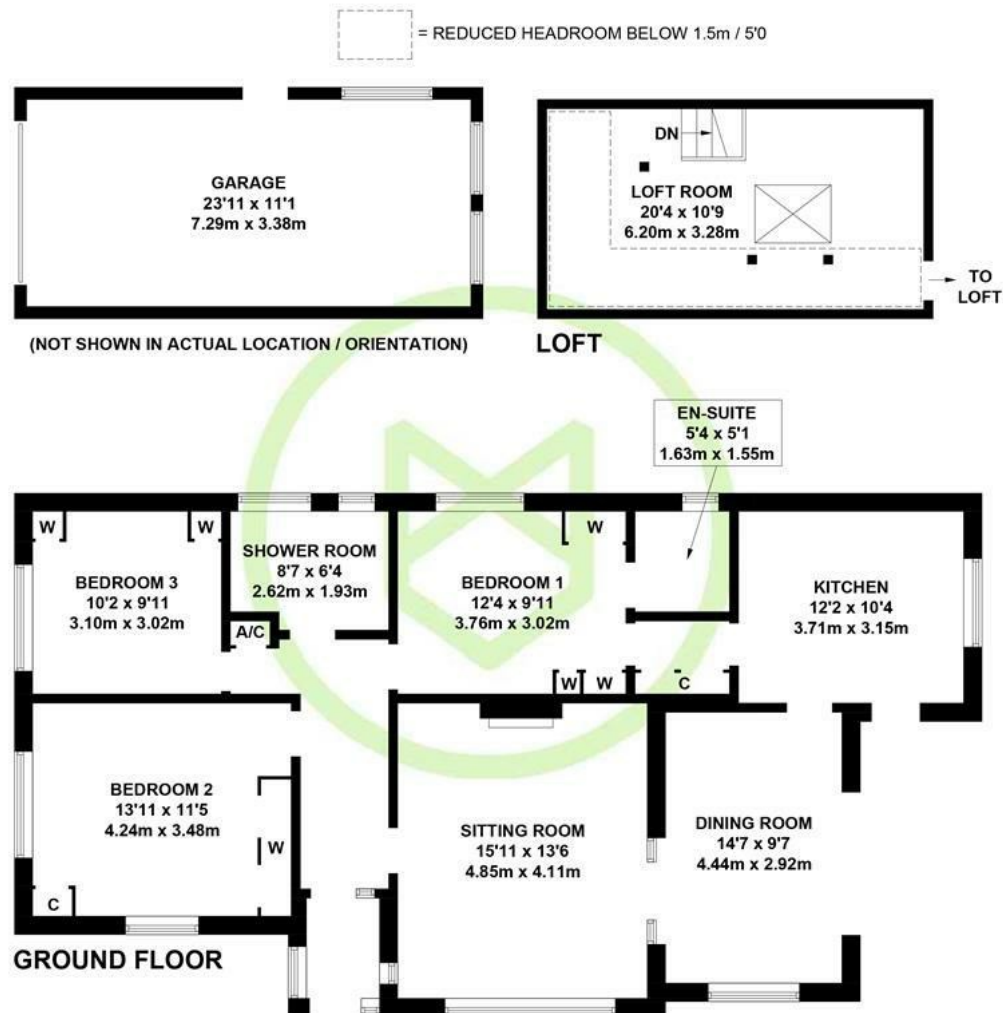
An extended detached bungalow offering exceptional potential and scope for further improvement, set within a generous plot approaching 0.15 acres on one of the most sought-after roads in the desirable village of North Baddesley. The well-proportioned accommodation comprises three double bedrooms, each with built-in storage, including a principal bedroom with en-suite, a modern shower room, and a spacious sitting room opening through to the dining area and kitchen. In addition, there is a flexible loft room accessed via a fold-down ladder, ideal for a variety of uses. Externally, the property enjoys a large, enclosed rear garden with a favourable westerly-facing aspect, along with ample driveway parking to the front leading to a substantial garage.

Features

- Offered with no onward chain
- Scope for personalisation and improvement
- Detached bungalow set within a plot approaching 0.15 acres
- Private rear garden enjoying a Westerly facing aspect
- Three double bedrooms
- En-suite and modern shower room
- Ample driveway parking leading to garage

EPC Rating

Energy Efficiency Rating
Current D
Potential C



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1139 SQ FT / 105.8 SQ M
LOFT = 221 SQ FT / 20.5 SQ M
GARAGE = 267 SQ FT / 24.8 SQ M
TOTAL = 1627 SQ FT / 151.1 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1264784)

158, Rownhams Lane, North Baddesley, Hampshire, SO52 9LT

Accommodation

Upon entry, an entrance porch leads into a welcoming inner hall providing access to all three bedrooms, the shower room, the sitting room and a hatch to the versatile loft room, which benefits from a skylight and useful eaves storage. The principal bedroom is a well-proportioned double with built-in wardrobes and an en-suite comprising WC and wash basin, while bedroom two is a generous double with built-in wardrobe and bedroom three is also a comfortable double with fitted storage. The modern shower room features stylish floor to ceiling tiles, large shower, WC, wash basin and heated towel rail. The sitting room enjoys an abundance of natural light from a large side window and features an open fireplace, with double doors opening into the dining room. From here there is access to the kitchen and a sliding door leading out to the rear garden. The kitchen is well equipped with a range of wall and base units, built-in double oven, central unit with hob and extractor, and space and plumbing for a washing machine, dishwasher, fridge and freezer, offering excellent scope for modernisation to suit individual tastes.

Outside

The rear garden features an adjoining patio, providing an ideal space for outdoor seating or entertaining, with ample room for garden furniture and summer gatherings. The main garden is laid predominantly to a pleasant lawn and is flanked by mature hedging and established shrubs, creating a green and attractive backdrop. Wonderfully private and enjoying a desirable westerly-facing aspect, the garden benefits from excellent afternoon and evening sunlight, making it an inviting space to relax and enjoy the outdoors.

Parking

The property benefits from generous driveway parking for multiple vehicles, leading to a spacious garage equipped with power and lighting.

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

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.

Tenure

Freehold

Sellers Position

No onward chain

Heating

Air source heat pump

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten Secondary School

Council Tax

Test Valley - Band E

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

