



66 Nutfield Road | £595,000  
Rownhams, Hampshire, SO16 8JN

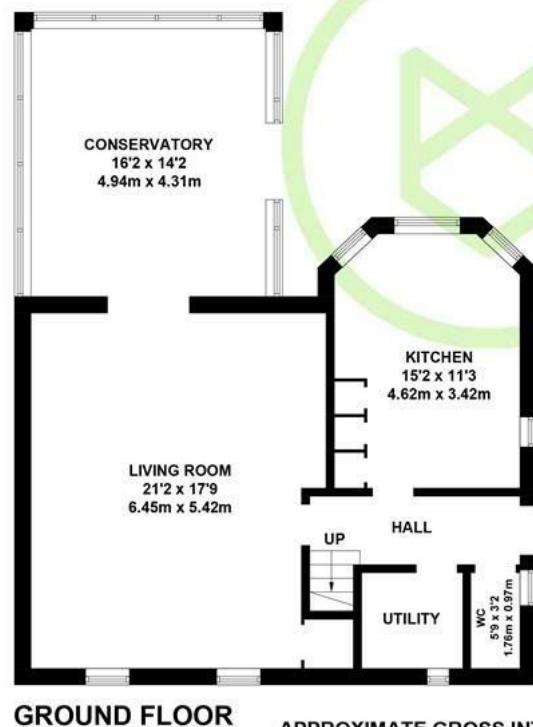
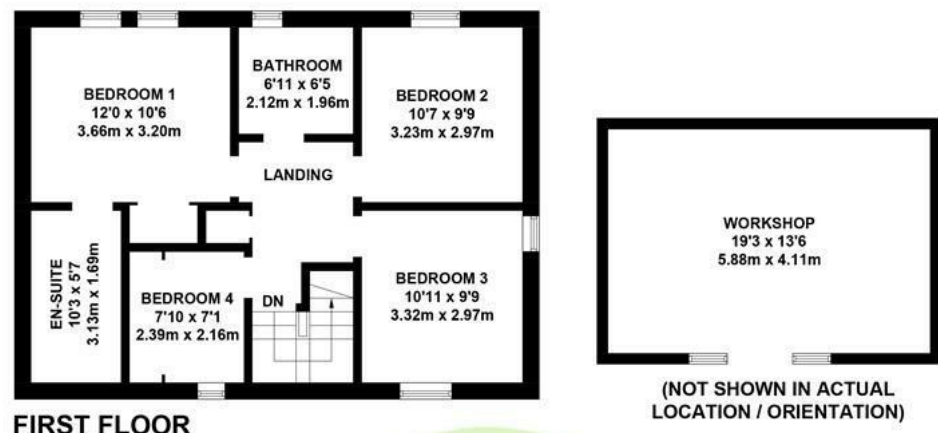




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Rownhams, Hampshire, SO16 8JN

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APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 917 SQ FT / 85.2 SQ M  
FIRST FLOOR = 630 SQ FT / 58.5 SQ M  
OUTBUILDING = 260 SQ FT / 24.2 SQ M  
TOTAL = 1807 SQ FT / 167.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1232511)

## Summary

A well-presented detached family home, ideally positioned at the end of a quiet cul-de-sac in the sought-after area of Rownhams. This spacious residence offers four bedrooms, including a principal bedroom with en-suite, a family bathroom, a modern kitchen/breakfast room, and an open-plan sitting/dining area that flows seamlessly into a bright conservatory. Additional features include a utility room and a downstairs cloakroom. Outside, the property enjoys a private rear garden with a versatile outbuilding, perfect for storage or home office use.

## Features

- Detached house
- Private rear garden with outbuilding
- Modern kitchen, bathroom and en-suite
- Open plan sitting/dining area with log burner
- Solar panels
- Kitchen and separate utility area

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

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## Ground Floor

The welcoming entrance hall provides access to the kitchen/breakfast room, open-plan sitting/dining area, utility room, downstairs cloakroom, and stairs to the first floor. The kitchen/breakfast room is filled with natural light and features a charming butler-style sink, a range of wall and base units, space for an oven with extractor above, integrated fridge and freezer, and plumbing for a dishwasher. The spacious sitting/dining room is ideal for both relaxing and entertaining, with a log burner creating a warm and inviting focal point, and a door opening into the conservatory for seamless indoor-outdoor living. A separate utility room offers additional convenience with plumbing for a washing machine and space for a tumble dryer.

## First Floor

The spacious first-floor landing provides access to four well-proportioned bedrooms and the family bathroom, creating a practical and versatile layout. The principal bedroom is a generous double with a contemporary en-suite featuring a walk-in shower, WC, and wash basin. Bedrooms two and three are also comfortable doubles, ideal for family or guests, while bedroom four is a good-sized single, perfect for a nursery, study, or home office. The family bathroom is tastefully fitted with a bath and overhead shower, WC, and wash basin, offering both style and convenience.

## Outside

The garden is arranged over two tiers, both thoughtfully laid with low-maintenance artificial grass, ideal for year-round use. A raised decking area in the back corner provides the perfect spot for outdoor dining or relaxation, while a versatile outbuilding with power and lighting offers excellent potential as a home office, studio, or storage space.

## Parking

On street parking and shared driveway

## Location

Located in the popular and established community of Rownhams, Nutfield Road is an enviable location with ease of access to the M27, Romsey and Southampton. Local amenities include local shops, pubs Romsey Golf Course and a David Lloyd Leisure Centre.

## 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

Buying on

## 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.

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