



**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.

## Dining Room

14' 8" x 9' 8" ( 4.47m x 2.95m )

With wood beams, wood flooring, and front and side-aspect windows, the dining room offers a cosy setting for family meals or entertaining. Stairs from here lead to the second wing of the property, adding to its unique and flexible layout.

## Kitchen Diner

15' 4" x 13' 3" ( 4.67m x 4.04m )

Recently refitted with a stylish range of wall, base, and drawer units, complemented by solid wood floors and work surfaces. Twin side-aspect windows and French doors open onto the south-facing rear garden. Features include an integrated oven, space for a large fridge-freezer, washing machine, and tumble dryer. Exposed beams, under-lighting, and localised tiling add charm and practicality.



## Bedroom One

15' 1" x 14' ( 4.60m x 4.27m )

Accessed via a private staircase from the lounge, this characterful bedroom offers a front-aspect window, rear eave storage, and a serene, tucked-away feel, perfect for restful nights.

## Bedroom Two

13' 2" x 9' 9" ( 4.01m x 2.97m )

A bright double bedroom with a peaceful rear-aspect view, offering space for freestanding furniture and a calm, relaxing atmosphere.



## Bedroom Three

11' 6" x 10' 1" ( 3.51m x 3.07m )













This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: Exempt  
 Council Tax Band: E

Tenure: Freehold

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