







5 St. Evox Close | £365,000

Rownhams, Hampshire, SO16 8FS

Henshaw Fox









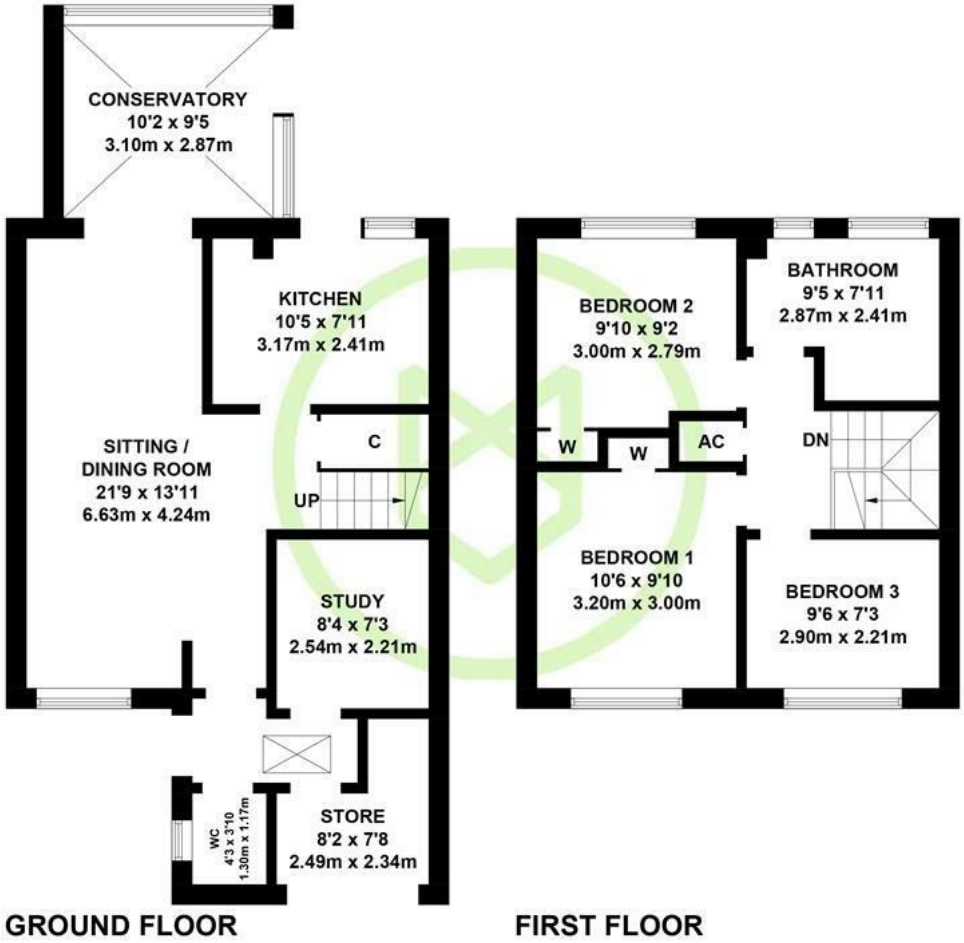




5 St. Evox Close

Rownhams, Hampshire, SO16 8FS

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 640 SQ FT / 59.5 SQ M
FIRST FLOOR = 426 SQ FT / 39.6 SQ M
TOTAL = 1066 SQ FT / 99.1 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1345297)

Summary

An immaculately presented family home, quietly positioned within a closed road in the sought-after and leafy district of Rownhams. The modern and well-appointed accommodation comprises three bedrooms, a contemporary family bathroom and a convenient downstairs cloakroom, along with a converted garage that now provides a versatile study and useful store. The heart of the home is the open plan sitting/dining area, which flows through to a modern kitchen and a flexible conservatory, creating an ideal space for everyday family life and entertaining alike. Outside, the property enjoys a private south facing garden, perfect for relaxing and al fresco dining, together with driveway parking to the front.

Features

- Immaculacy presented house
- Three bedrooms
- Modern bathroom and downstairs cloakroom
- Enclosed south facing rear garden
- Converted garage providing useful study space or playroom
- Quietly Positioned within a Closed Road in Sought After Rownhams

EPC Rating

Energy Efficiency Rating
Current D
Potential C

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Ground Floor
Upon entry, the entrance hall is brightened by a skylight and provides access to a useful store, a study, a cloakroom with WC and wash basin, and the main living area. The study is a flexible room that could equally serve as a playroom, adapting easily to the needs of a growing family. The open plan sitting/dining area is a bright and welcoming space, with a large window to the front aspect and stairs rising to the first floor landing, and it leads through to both the kitchen and the conservatory. The modern kitchen is fitted with a good selection of wall and base units and offers plumbing for a washing machine and dishwasher, along with a range of built-in appliances including an oven/grill, hob with extractor above, fridge/freezer and microwave. A useful door opens out to the rear garden, making for easy access when entertaining or enjoying the outdoors. Set off the sitting/dining area, the conservatory is a flexible space with double doors opening to the rear garden, creating a lovely connection between indoor and outdoor living.

First Floor
The first floor landing provides access to all three bedrooms, the family bathroom and a useful airing cupboard, creating a well-planned and practical layout for modern family living. The principal bedroom is a generous double with a built-in wardrobe offering excellent storage, while bedroom two is also a comfortable double and benefits from its own built-in wardrobe, making it equally well suited to guests or children. Bedroom three is a versatile room, ample as a single bedroom or perfect as a home office or study for those working from home. The modern family bathroom is fitted with a contemporary suite comprising a separate shower cubicle and bath, WC and wash basin

Outside
The rear garden is fully enclosed and enjoys a desirable south facing aspect, making it a lovely spot to relax throughout the day. An adjoining patio provides the perfect setting for outdoor seating and entertaining, leading onto a neat area of lawn flanked by well-stocked flower beds and shrubs. A timber shed offers useful storage for garden equipment, and a convenient pedestrian gate allows easy rear access.

Parking
Driveway to the front

Location
Located in the popular and established community of Rownhams, St Evox Close is an enviable location with ease of access to the M27 motorway, Southampton city centre. Local amenities are scattered throughout the district and various pubs can be found nearby.

Sellers Position
Buying on

Tenure
Freehold

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.

Heating
Gas

Infant and Junior School
Rownhams St. John's Ce Primary

Secondary School
The Mountbatten Secondary School

Council Tax
Test Valley - Band C

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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