



Connells

Rownhams Lane
North Baddesley Southampton

Rownhams Lane North Baddesley Southampton SO52 9LT

for sale guide price
£790,000



Property Description

Beautifully modernised to an exceptionally high standard, this impressive three-bedroom chalet bungalow offers stylish and versatile accommodation arranged over two floors. The property features a welcoming entrance hall, cloakroom, characterful lounge with French doors, separate dining room and a superb Howdens kitchen/family room with granite worktops and bi-fold doors opening onto the garden. Bedroom one and four are positioned on the ground floor, with bedroom one benefiting from a walk-in wardrobe, dressing area and luxurious en-suite, while two further bedrooms and a contemporary family bathroom occupy the first floor. Outside, a walled driveway provides off-street parking for multiple vehicles, while the delightful south-facing rear garden offers lawn, two patio areas, mature planting, bike shed, workshop and an impressive summer house with power. Council Tax Band F.

Entrance Hall

The property is entered via a smart entrance hall finished with LVT flooring and providing useful built-in storage cupboards, creating an attractive and practical introduction to the home.

Cloakroom

A contemporary cloakroom comprising WC and wash hand basin inset within a vanity unit, complemented by a heated towel rail and tiled finishes.

Lounge

: An inviting reception room centred around an attractive exposed-brick fireplace surround with oak hearth. LVT flooring continues the contemporary finish, while French doors open directly onto the rear garden. Pendant and inset lighting complete the room.

Dining Room

A well-proportioned dining room with double-glazed windows to the front aspect, fitted carpet and inset lighting, providing an ideal setting for both everyday meals and entertaining.

Kitchen Breakfast Room

An impressive Howdens kitchen fitted with an extensive range of wall, base and drawer units complemented by granite work surfaces. Features include a Belfast sink with mixer tap, space for a range-style oven with extractor above and tiled splashback, and generous room for family dining. A double-glazed side window provides additional natural light, while pendant lighting and bi-fold doors opening onto the rear garden create a bright and sociable space.

Utility Room

A useful utility area with sink, space and plumbing for a washing machine and dishwasher, together with a door providing direct access to the rear garden.

Master Bedroom

An excellent principal bedroom featuring a bay window to the front aspect, fitted carpet, pendant and inset lighting, a generous walk-in wardrobe and a dedicated vanity/dressing area.

Ensuite

Beautifully finished with twin wash hand basins inset within a vanity unit, WC and a generous walk-in shower with mirrored detailing. Further features include LVT flooring, inset lighting, extractor and a distinctive high-level porthole-style window.

Landing

The landing provides access to both first-floor bedrooms and the family bathroom, together with a built-in airing cupboard housing the combi boiler.

Bedroom Two

A comfortable double bedroom with a window overlooking the rear garden, fitted carpet, built-in storage and shutters. An attractive fitted window seat creates an additional feature and a pleasant place to enjoy the garden outlook.

Bedroom Three

A well-presented bedroom with a window to the front aspect, fitted carpet, built-in storage, radiator and inset lighting. Equally suited to use as a bedroom, guest room or home office.

Family Bathroom

Bedroom Four

An excellent bedroom/study featuring a window to the front aspect, fitted carpet.

Bathroom

A beautifully appointed first-floor bathroom comprising a freestanding bath, separate shower, WC and wash hand basin. LVT flooring, inset lighting and a Velux window complete this bright and stylish space.

Rear Garden

The attractive south-facing rear garden provides an excellent outdoor setting with a generous lawn, two patio areas and established shrubs and borders. Further benefits include a bike shed, separate workshop and summer house, offering an appealing combination of entertaining, recreational and practical space.

Summer House

A particularly useful detached summer house featuring electricity, LVT flooring and attractive exposed beams. This versatile space could be enjoyed as a home office, hobby room, studio or relaxing garden retreat.

Location

North Baddesley is a popular Hampshire village offering a convenient combination of local amenities and access to the surrounding countryside. The village provides everyday

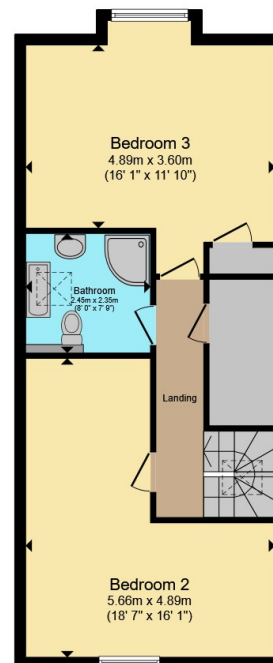




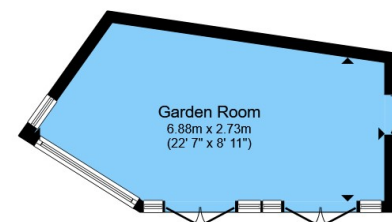




Ground Floor



First Floor



Outbuilding

Total floor area 171.9 m² (1,850 sq.ft.) approx

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.propertybox.io

Connells

To view this property please contact Connells on

T 01794 830 833
E romsey@connells.co.uk

13a The Hundred
ROMSEY SO51 8GD

EPC Rating: E Council Tax
Band: F

Tenure: Freehold

view this property online connells.co.uk/Property/ROM307162



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ROM307162 - 0006