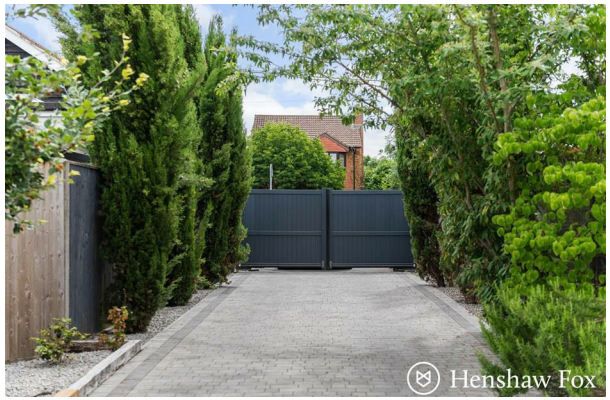








Homely, Rownhams Road | £900,000

Hampshire, SO52 9ES

Henshaw Fox









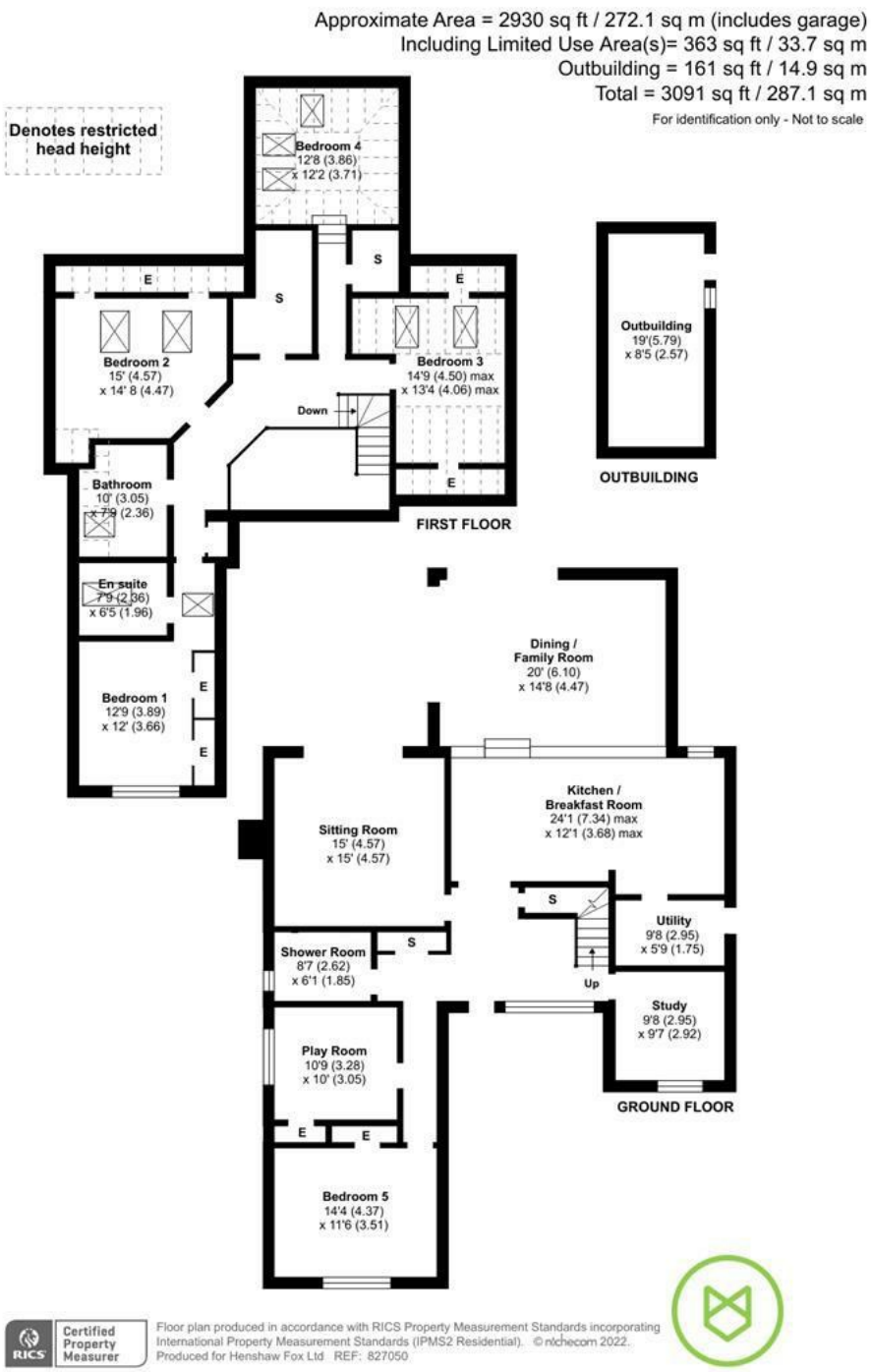




Homely Rownhams Road

Hampshire, SO52 9ES

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Summary

A truly stunning detached family home and one of North Baddesley finest properties, designed and built by the current owners to an incredibly high specification and discreetly positioned. Approaching 3,000 sq. ft of living space the accommodation comprises of five double bedrooms, en-suite shower room to bedroom one, three further bathrooms, a sitting room, study, playroom, stunning kitchen/breakfast room stepping down in to dining/family room, utility room, private gardens, gated driveway parking and outbuildings. Offered for sale with no forward chain.

Features

- A substantial detached home, discreetly positioned within North Baddesley village
- Five double bedrooms, en-suite to bedroom one, a family bathroom and further shower room
- Sitting room, study, play room, kitchen/breakfast room and dining/family room
- Pleasant and private gardens, total plot size of approximately 0.25 of an acre
- Gated driveway parking for several vehicles
- Offered for sale with no forward chain
- Catchment for North Baddesley Infant and Junior, and The Mountbatten Secondary School
- What3Words ///camcorder.jacuzzi.famous

EPC Rating

Energy Efficiency Rating
Current B
Potential B

Homely, Rownhams Road,

Hampshire, SO52 9ES

Ground Floor
A wonderfully light entrance hallway provides access to all of the rooms on the ground floor, the understairs storage cupboard and oak stairs lead to the first floor. The sitting room has a wood burner providing the perfect focal point and doors opening to the rear garden. The stunning kitchen/breakfast room steps down into the dining/family room, this open plan space is an ideal space for entertaining and family alike, the perfect space for modern living. The kitchen has granite work tops, 'Neff' oven with induction hob and extractor canopy over, further 'Neff' oven with 'Neff' microwave over, built in dishwasher, built in fridge/freezer and breakfast bar. The dining/family area has two sets of bi folding doors opening out to the rear garden, space for dining table and chairs and family area. The utility room has space and plumbing for washing machine, space for dryer and a door opens to the side of the home. The study overlooks the front of the home, the perfect space for home working. A further reception room is currently used as a playroom and offers many uses including reading room or further bedroom. Bedroom five overlooks the front of the home and is a generous double bedroom benefitting from a built in wardrobe. The ground floor shower room is fitted with a white suite comprising WC, was hand basin, enclosed shower cubicle and fully tiled walls and flooring.

First Floor
The first floor galleried landing overlooks the entrance hallway and skylight windows allow and abundance ample of light, access is provided to all bedrooms, the family bathroom and storage cupboards. Bedroom one is a large double room with a feature roll top bath and fitted wardrobes. A door leads to the ensuite which has a modern white suite comprising WC, wash basin and enclosed shower cubicle. Bedroom two is another double room with access in to eaves storage. Bedroom three, another double room, has access in to eaves storage and bedroom four is another double room also benefitting from storage space. The four piece family bathroom has been fitted with a white suite comprising WC, wash basin, bath and enclosed shower cubicle.

Outside
The property sits on a plot measuring approximately 0.25 of an acre, the rear and side gardens are mainly laid to lawn and a patio area adjoins the rear of the home. Access is provided to the front of the home by both sides.

Parking
Remotely controlled gates open to block paved driveway which provides extensive parking. There is an outbuilding with power and lighting providing excellent outdoor storage space.

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.

Sellers Position
No forward chain

Tenure
Freehold

Heating
Underfloor heating via air source heat pump

Infant and Junior School
North Baddesley Infant and Junior School

Secondary School
The Mountbatten School

Council Tax
Band G - Test Valley Borough Council

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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