



4 Rufus Close | £575,000  
Rownhams, Hampshire, SO16 8LR





# 4 Rufus Close

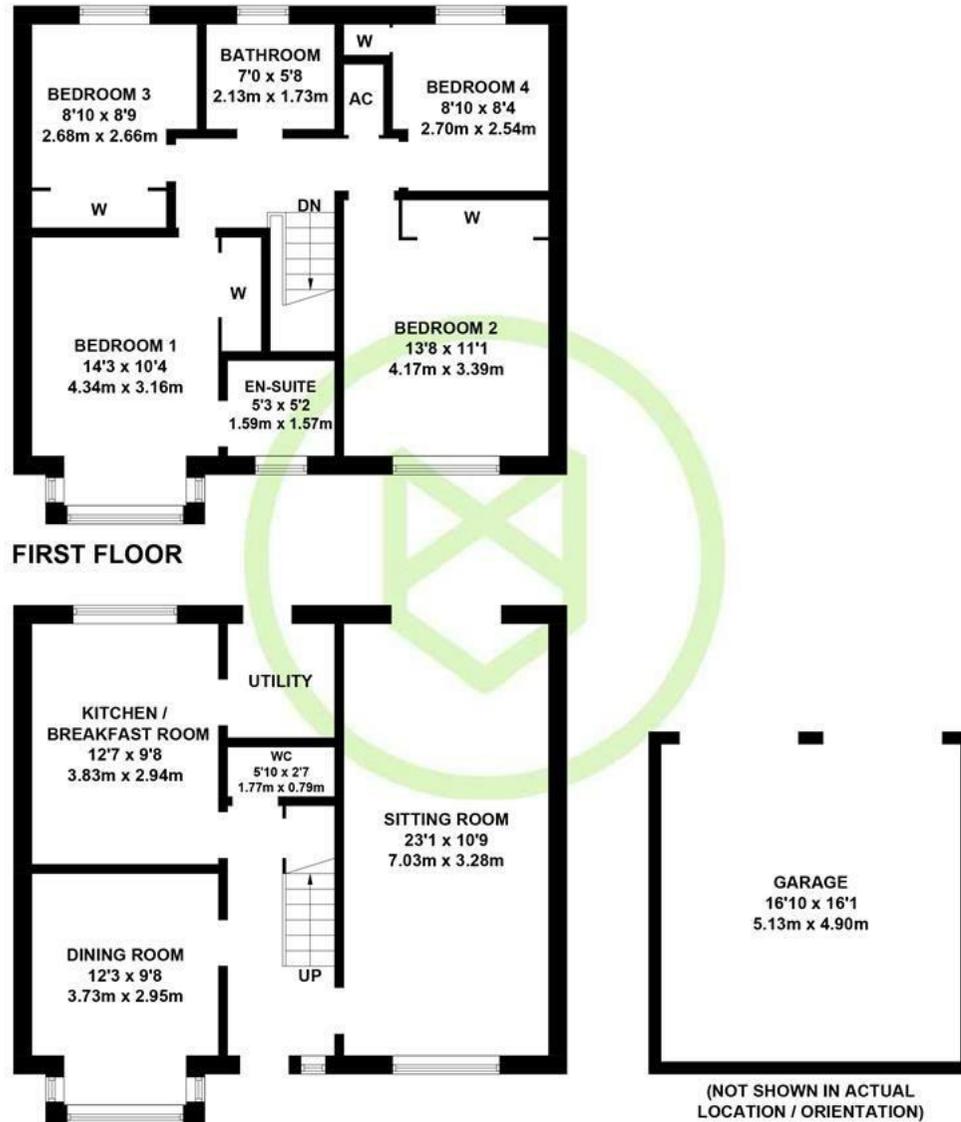
Rownhams, Hampshire, SO16 8LR

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## Summary

A well-presented detached home, tucked away in a peaceful position within the popular village of Rownhams and offered to the market with no onward chain. The accommodation comprises four good-sized bedrooms, including a spacious principal bedroom with en-suite shower room, along with a modern family bathroom. On the ground floor, there is a comfortable sitting room, a separate dining room, and a contemporary kitchen/breakfast room fitted with modern units and finishes, plus the added convenience of a utility room and downstairs cloakroom. Externally, the property enjoys a neatly landscaped rear garden, a detached double garage and ample driveway parking.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 653 SQ FT / 60.7 SQ M  
FIRST FLOOR = 653 SQ FT / 60.7 SQ M  
GARAGE = 271 SQ FT / 25.2 SQ M  
TOTAL = 1577 SQ FT / 146.6 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1277464)

## Features

- Detached house
- Four well proportioned bedrooms
- En-suite, family bathroom and downstairs cloakroom
- Modern kitchen/breakfast room with separate utility
- Beautifully landscaped rear garden enjoying a south facing aspect
- Detached double garage and driveway parking
- Situated within the desirable Village of Rownhams
- Offered with no onward chain
- Recently re-decorated and new carpets

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential C

# 4, Rufus Close, Rownhams, Hampshire, SO16 8LR

## Ground Floor

Stepping inside, the entrance hall leads to the sitting room, dining room, kitchen/breakfast area, a ground floor cloakroom fitted with a WC and wash basin, and stairs rising to the first-floor landing. The sitting room is a bright and inviting space with a large front-facing window, a gas fire creating a cosy focal point, and a single door opening directly onto the rear garden. The dining room benefits from an attractive bay window and offers ample space for a family dining table and chairs. The open-plan kitchen/breakfast room is thoughtfully designed with a breakfast bar, space for fridge/freezer and a selection of integrated appliances, including a dishwasher, oven, hob, and extractor. A separate utility room sits just off the kitchen, providing plumbing for a washing machine and convenient access to the garden.

## First Floor

The first-floor landing connects to four bedrooms, a contemporary family shower room, and a handy airing cupboard. The principal bedroom is a generously sized double featuring a bright bay window, fitted wardrobes, and a stylish en-suite with a shower, WC, wash basin, and heated towel rail. Bedroom two is another spacious double with room for wardrobes, while bedrooms three and four are well-proportioned singles, each benefiting from built-in storage and suitable for children, guests, or home office use. The family bathroom is smartly presented and features shower over bath, WC and wash basin.

## Outside

The rear garden benefits from a sunny south-facing aspect and features an attractive patio adjoining the property, ideal for outdoor dining. A paved pathway extends to a further seating area, creating additional space to relax or entertain. The rest of the garden is mainly laid to lawn, complemented by a well-stocked flower bed with established shrubs, and there is convenient side pedestrian access leading to the driveway.

## Parking

Driveway parking for two vehicles leading to detached double garage

## Location

Located in the popular and established community of Rownhams, Rufus 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.

## 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

No onward chain

## Infant and Junior School

Nursling Ce Primary School

## Secondary School

The Mountbatten School

## 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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