



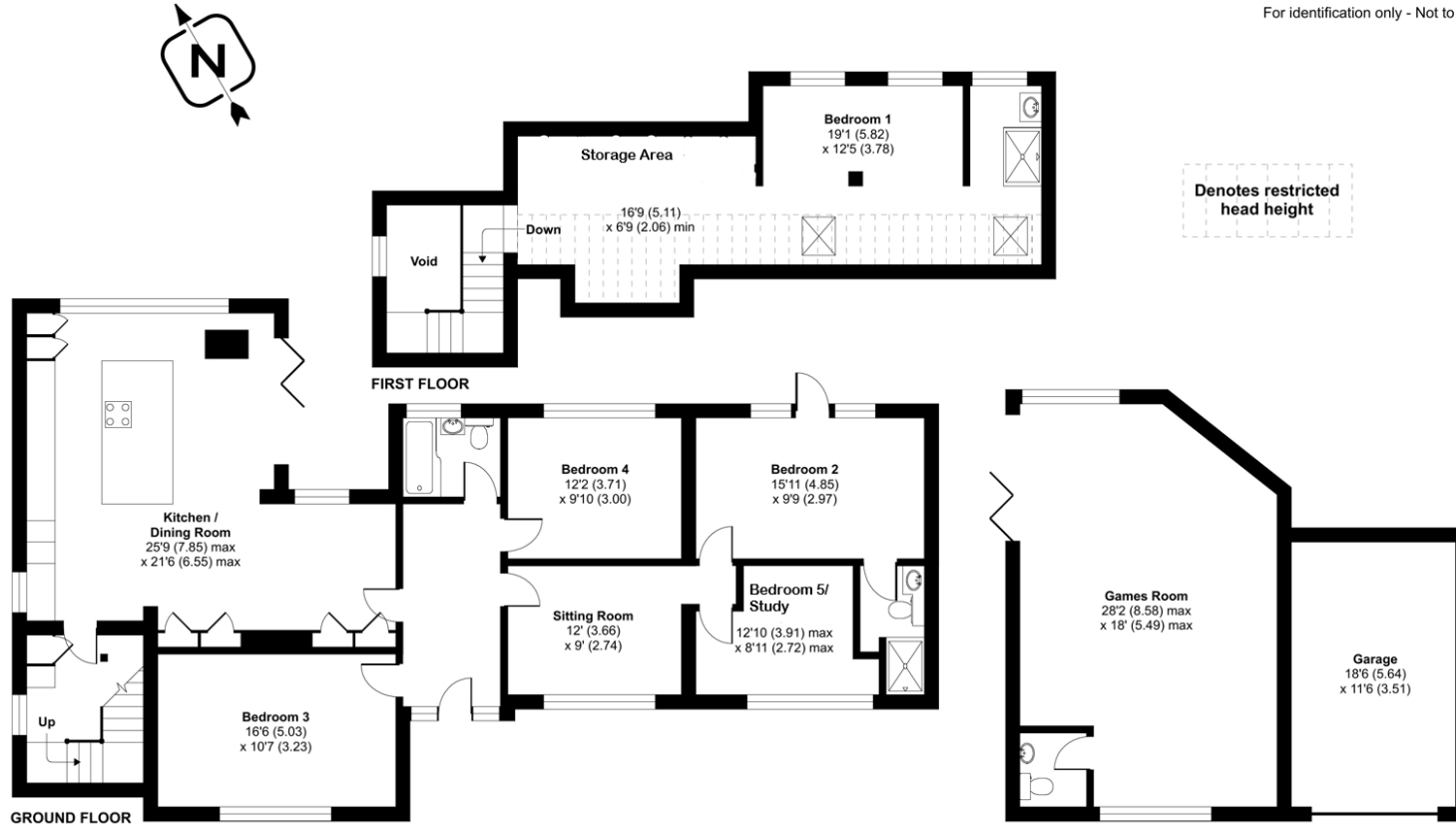




## ACCOMMODATION

Exemplifying contemporary elegance, this residence stands as a testament to meticulous design and exceptional craftsmanship. The property, accessed via an entrance gate is a haven of luxury, with grey coloured framed double glazing. The heart of this dream home is the open-plan kitchen/dining room with integrated appliances, Quartz work surfaces, a sleek range of wall and base units and a wood burning stove. The room basks in natural light streaming through expansive bi fold doors, offering appealing views of the meticulously landscaped gardens, completed with large ponds, a raised swimming pool and putting green. The bedrooms are all double in size, with the principal bedroom suite spread over the entire top floor and distinguished by ample space for storage and free-standing furniture, with a beautifully appointed en-suite shower room. There are three/four further bedrooms found on the ground floor. Bedroom two enjoys an en-suite shower room and the remaining bedrooms are served by the family bathroom. The ground floor is completed by a study, which can be utilised as a further bedroom if desired and the sitting room. The outdoor area is a sanctuary for entertainment, featuring a timber decked terrace, ideal for alfresco dining, complemented by the most amazing games room with a bar and cloakroom. The community of Rownhams offers both convenience and tranquillity, ideally situated for easy access to Romsey, Southampton, and the M27 Motorway, it also provides local amenities such as a primary school, shops, and picturesque walking trails, ensuring a seamless and enjoyable living experience for a growing family. This home is a true masterpiece, seamlessly blending luxury, functionality, and modern aesthetics

Approximate Area = 1795 sq ft / 166.7 sq m (excludes games room)  
 Limited Use Area(s) = 152 sq ft / 14.1 sq m  
 Outbuilding = 212 sq ft / 19.6 sq m  
 Total = 2159 sq ft / 200.5 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Charters Estate Agents Limited. REF: 1110550



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	80
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## SITUATION

Nursling and Rownhams are sought after residential areas perfectly positioned between the thriving city of Southampton and the market abbey town of Romsey. Rownhams Wood is an attractive area of natural forest and is popular with dog walkers. Highly regarded schooling for all ages is within the vicinity and easy access to the M27 and M3 motorway networks allow fast lines of communication to all areas of Southern Hampshire and beyond. Romsey golf club and St Boniface Park, together with the David Lloyd tennis and leisure centre provide excellent recreational facilities whilst hundreds of square miles of The New Forest National Park are a short drive away. There is an excellent local primary school with senior schooling available at the reputable Mountbatten School amongst other local amenities. A number of popular public houses are found throughout the area.





### **SPECIFICATION**

- A detached contemporary chalet residence with no forward chain
- Spacious bright and airy accommodation
- Stunning open-plan living area
- Fitted kitchen with feature island and Quartz work surfaces
- Air source heat pumps for cooling and heating, gas fired radiators and aluminium clad triple glazing
- Impressive main bedroom with en-suite shower room and ample storage space
- Gated entrance and ample parking
- Beautifully landscaped gardens ideal for summer entertaining, including games room with a bar
- Garage and driveway parking
- Ideally situated for well-regarded schooling

### **LOCAL AUTHORITY**

Test Valley Borough Council

Council Tax Band - C

### **ASKING PRICE**

£745,000

### **TENURE**

Freehold