

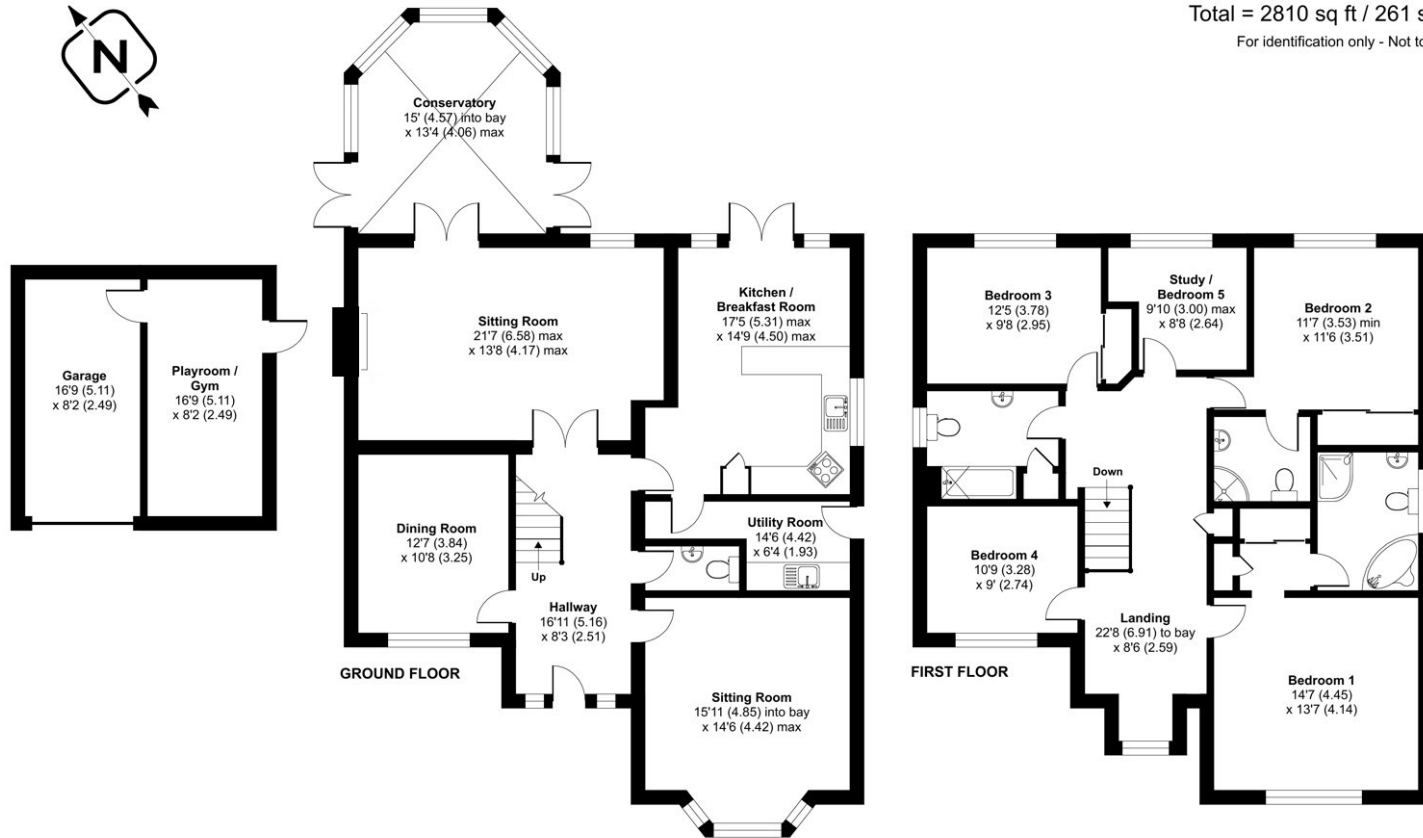




ACCOMMODATION

This property stands out as one of the most remarkable homes within its development, nestled against private woodland providing a stunning sylvan setting in a highly coveted residential area. Offering spacious and versatile living accommodation, this five-bedroom detached family residence is strategically positioned, set at the end of this desirable cul de sac. It boasts an expansive frontage providing ample parking space, a detached double garage, and a meticulously landscaped private garden. Upon entering the home, you are greeted by an inviting entrance hall that sets the tone for the impeccable interior. The ground floor boasts three reception rooms, including a sitting room and a separate dining room at the front, offering a versatile and well-utilised living space. The 21'7ft family room at the rear opens into a conservatory, seamlessly extending the living area and providing additional flexibility for various activities. The well-appointed kitchen/breakfast room is a focal point of the home, featuring French doors that open out to a patio terrace. This connection to the outdoor space enhances the living experience, allowing for easy indoor-outdoor flow. A utility room complements the kitchen, adding practicality to daily living. A cloakroom on the ground floor adds to the convenience. Ascending to the first floor, an impressive galleried landing provides access to five generously proportioned bedrooms. The principal bedroom and bedroom two are particularly notable, benefiting from luxurious en-suite facilities. The remaining bedrooms are served by a well-designed family bathroom. Externally, the expansive rear garden is a highlight, predominantly laid to lawn and featuring two patio terrace areas that are perfect for al fresco dining. Mature shrubs and trees border the rear, enhancing the privacy of the space and creating a peaceful oasis.

Approximate Area = 2534 sq ft / 235.4 sq m
 Garage = 138 sq ft / 12.8 sq m
 Outbuilding = 138 sq ft / 12.8 sq m
 Total = 2810 sq ft / 261 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	70	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1095119



SITUATION

Situated in the charming community of Rownhams, the property benefits from its prime location, offering easy access to nearby Romsey, Southampton, and the M27 Motorway, making it ideal for commuters and those seeking convenient connectivity to urban centres. Rownhams provides a range of amenities, including a local primary school, shops, and scenic walking trails nearby, ensuring a comfortable and enjoyable lifestyle for a growing family. Whether it's the convenience of nearby urban hubs or the tranquillity of private woodland surroundings, this property offers the perfect balance of modern living and suburban charm.



SPECIFICATION

- Sought-after residential area
- Expansive rear garden with lawn and two patio areas
- Three reception rooms
- Conservatory
- Five generously proportioned bedrooms
- Family bathroom and two en-suites
- Off road parking and double garage

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band G

GUIDE PRICE

Asking Price £800,000

TENURE

Freehold