



Broadbent Close, Rownhams, Hampshire, SO16 8LQ

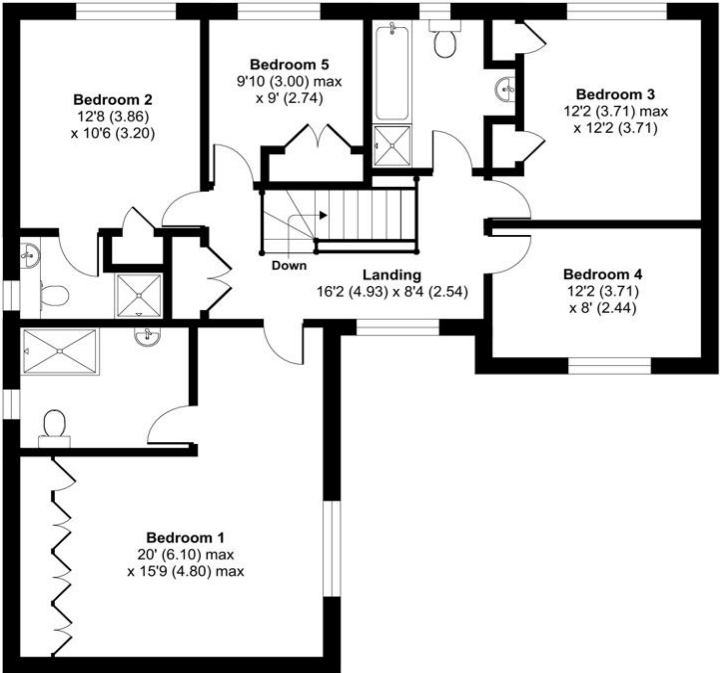
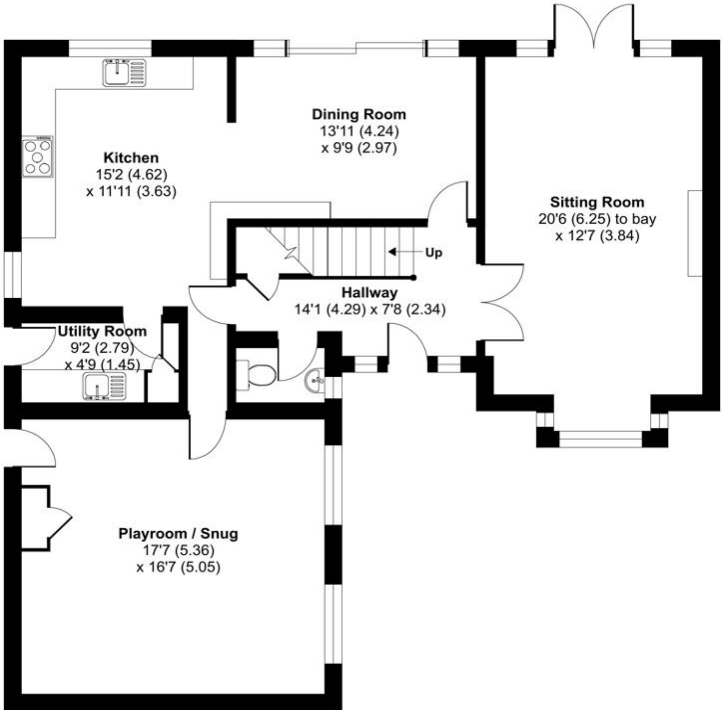


ACCOMMODATION

This striking executive family residence displays well-proportioned accommodation throughout and has been cleverly extended to create a harmonious and welcoming home within in a sought-after residential suburb. The home boasts a bright and airy atmosphere, with flexible living rooms, making it an ideal haven for a growing family. The interior of the residence offers various spaces for different activities and entertaining. There is a generous sitting room with a feature bay window and French doors to the rear garden. The modern fitted kitchen is open-plan to the dining room, providing a formal space for entertaining and which benefits from sliding doors opening seamlessly to the patio terrace. The kitchen is further complemented by a separate utility room. This well-designed layout offers flexibility for both relaxation and social gatherings. The first floor continues to impress with the principal bedroom suite creating a standout feature, occupying a commanding position over the converted double garage and providing a luxurious and private retreat with an en-suite shower room and built-in wardrobes. Additionally, the residence offers four further bedrooms, with the convenience of en-suite facilities to bedroom two, ensuring comfort and convenience for the entire family. The four-piece family bathroom serves the remaining bedrooms. The double garage has been intelligently adapted, creating a sizeable playroom/snug/home office. This thoughtful transformation enhances the versatility of the property. In summary, this executive family residence combines impressive architecture, thoughtful interior design, and practical adaptations, creating a harmonious and welcoming home. Its strategic location and proximity to essential amenities make it

Approximate Area = 2233 sq ft / 207.4 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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1068548



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Rownhams is a popular and established community with nearby access to the M27 motorway, providing fast road links to London and the South Coast, the popular local market town of Romsey and commercial centre of Southampton with its main line railway station. There is an excellent local primary school with senior schooling available at the reputable Mountbatten School amongst other local amenities. There attractive walks nearby, ensuring a convenient and enjoyable lifestyle for a growing family.



SPECIFICATION

- An executive style family residence
- Five well- proportioned bedrooms
- Two bedrooms with en-suite facilities
- Generous sitting room
- Garage conversion creating a large playroom/home office
- Low maintenance and private rear garden
- Off road parking
- Within catchment for well-regarded schooling for all ages
- Easily accessible to local commuter links
- Vacant possession offered

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - F

ASKING PRICE

Asking Price £700,000

TENURE

Freehold