

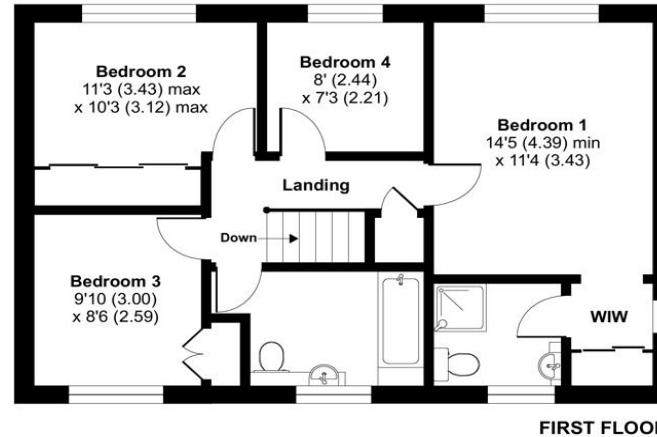
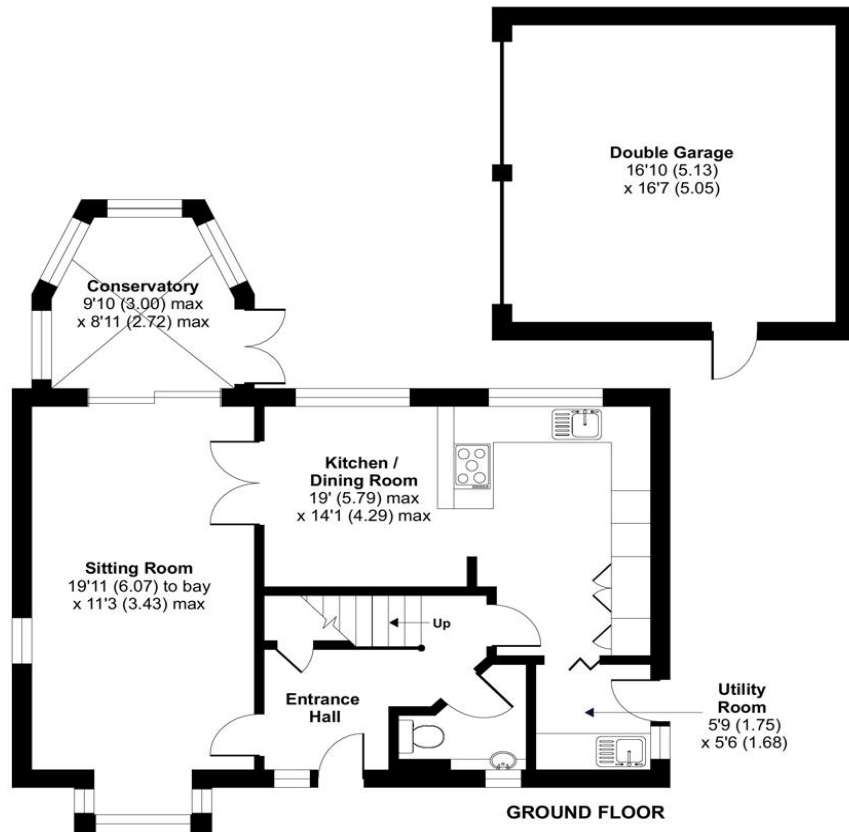




ACCOMMODATION

This contemporary family residence is nestled within a sought-after residential enclave, boasting ample living space and a desirable southerly aspect at the rear. The property features generously proportioned rooms, with a generous dual aspect sitting room with sliding doors to the conservatory. The well-equipped kitchen/dining room displays a range of wall and base units with complementing work surfaces, which is enhanced by a practical utility room. A guest cloakroom completes the ground floor. The first floor continues to impress with four bedrooms. The principal bedroom is notably spacious and includes an en-suite shower room and a walk-in wardrobe, while the three additional bedrooms are served by the family bathroom. The south-facing rear garden is low maintenance with patio terraces, ideal for al fresco socialising. Outside, the property benefits from a driveway providing off-road parking/turning space for multiple vehicles, with the added convenience of a double garage behind the property. Nearby amenities include sought-after educational facilities catering to all ages, as well as several parks offering recreational open spaces. Additionally, Romsey Golf Club is within easy reach, providing further leisure opportunities for residents.

Approximate Area = 1372 sq ft / 127.4 sq m
 Garage = 272 sq ft / 25.2 sq m
 Total = 1644 sq ft / 152.7 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). © nitchcom 2024. Produced for Charters Estate Agents Limited. REF: 1108143



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(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	

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. Southampton International Airport is conveniently located, with the adjacent Parkway railway station having a direct link to London Waterloo in just over an hour.



SPECIFICATION

- Modern detached family home
- Generous dual aspect sitting room
- Spacious kitchen/dining room with adjacent utility area
- Four well-proportioned bedrooms
- En-suite shower room and family bathroom
- Driveway parking
- Detached double garage
- Southerly facing rear garden

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - D

ASKING PRICE

£550,000

TENURE

Freehold