



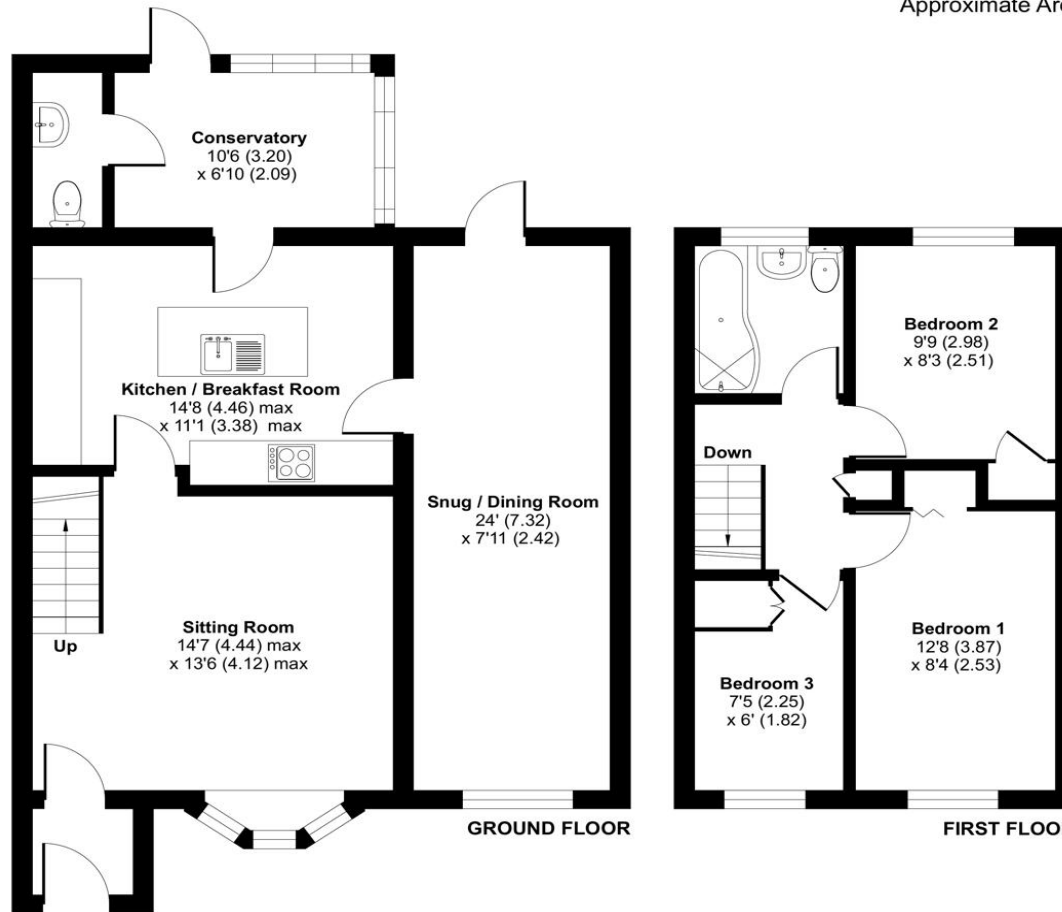


ACCOMMODATION

Perfectly located for families, this delightful three-bedroom link-detached property in sought-after Rownhams offers convenience and style. With excellent access to schools, bus routes, and commuter links, this home truly caters to modern family living. Externally, the property boasts a generous block-paved driveway with parking for up to three vehicles. The beautifully landscaped rear garden is designed for both play and entertaining, featuring an artificial lawn, a paved dining area, and a decked zone for children's toys. A standout feature is the custom-built garden bar, complete with power and lighting, perfect for summer gatherings. Inside, the property flows seamlessly. The welcoming porch leads to a cosy living room, while the stylish kitchen at the rear impresses with sleek white gloss units, a breakfast bar/island, and abundant storage. The kitchen connects to a bright conservatory with a cloakroom/WC, an ideal space for play or relaxation overlooking the garden. The converted garage adds versatility, currently a dining room but suitable as an office or guest accommodation.

Approximate Area = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Charters Estate Agents Limited. REF: 1226683



SITUATION

Rownhams is a popular, established community with nearby access to the M27 motorway, the popular local market town of Romsey and commercial centre of Southampton. There are two excellent local primary schools with senior schooling available at the reputable Mountbatten School amongst other local amenities.



SPECIFICATION

- Three spacious bedrooms
- Fitted wardrobes
- Built garden bar
- Cosy living room
- Good commuter links
- Perfect modern family living

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band D

OFFERS IN THE REGION OF £385,000

TENURE

Freehold