



£750,000

HenshawFox



19 Rownhams Lane
North Baddesley, Hampshire, SO52 9GE

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Ground Floor = 1573 sq ft / 146.1 sq m
 First Floor = 459 sq ft / 42.6 sq m
 Including Limited Use Area(s) = 429 sq ft / 39.8 sq m
 Garage = 160 sq ft / 14.8 sq m
 Total = 2621 sq ft / 243.4 sq m

For identification only - Not to scale



Summary

A beautifully presented detached home located on the fringes of North Baddesley village, extensively renovated by the current owners offering spacious accommodation throughout. Comprising of four double bedrooms, three en suites, refitted family bathroom, sitting room, dining/family room with bi folding doors and a skylight, refitted kitchen/breakfast room, utility room, downstairs WC, rear garden, raised heated swimming pool, covered outdoor dining space, driveway parking, carport and garage.

Features

- Located on the edge of North Baddesley village with access to near by amenities, shops, bus stops and good local schooling
- Renovated by the current owners to a high standard
- Generous amount of spacious accommodation
- Four bedrooms with three en suites and refitted family bathroom
- Sitting room, dining/family room, study/fourth bedroom
- Refitted kitchen/breakfast room with fitted 'Neff' appliances
- Utility room and downstairs WC
- Well kept garden, ample parking, car port and garage

EPC Rating:
 Energy Efficiency Rating
 Current 56
 Potential 58

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Accommodation

Ground Floor

The welcoming entrance hallway provides access to the first floor via the stairs, the sitting room, kitchen/breakfast room, dining/family room, study/bedroom four, family bathroom, bedroom three, cupboard housing the boiler and further storage cupboard for shoes and coats. The sitting room has a gas fireplace providing the perfect focal point and a pleasant double aspect. Double doors open into the dining/family room which benefits from a sky light, bi folding doors opening out to the rear garden and double doors into the kitchen/breakfast room. The kitchen/breakfast room has been fitted with a range of soft closing cupboards and drawers, built in 'Neff' appliances include microwave/combi oven, slide and hide oven, further oven, induction hob, extractor canopy over and dishwasher. There is space and plumbing for an 'American' style fridge/freezer, a fitted waste disposal unit, bi folding doors leading to the rear garden and a door leading to the utility room which has a range of cupboards, space and plumbing for washing machine, space for a fridge/freezer and door to the downstairs WC. The downstairs WC has been refitted with a wash hand basin with storage cupboards under, WC and heated towel rail. The study/fourth bedroom is currently used as a home office and bedroom. Bedroom three is a generous double room benefiting from fitted wardrobes, a door opens to the refitted ensuite comprising WC, his and hers wash basin, enclosed shower cubicle and heated towel rail. The family bathroom has been fitted with a modern white suite comprising WC, wash basin with storage under, heated towel rail, bath with shower over and fitted shower screen.

First Floor

The first floor landing has a large window and seating area, access is provided to bedrooms one and two and a snug/storage area. Bedroom one is a generous double room benefitting from fitted wardrobes, further storage and a 'Juliette' balcony overlooking the rear garden. The four piece en suite bathroom comprises of corner bath, shower cubicle, WC and wash basin. Bedroom two is a generous double room benefitting from fitted wardrobes, a door leads to the en suite which has a WC, wash basin, enclosed shower cubicle and heated towel rail. The snug/storage area has a window overlooking the rear and door leading to eaves space.

Outside

The rear garden has a large patio area adjoining the rear of the home, a further patio at the rear of the garden with the remainder of the garden being laid to lawn. There is a covered outside dining area with a BBQ, power, lighting and the option of being open or closed. Further outside storage has power and lighting. There is a raised heated swimming pool located to the rear of the garden and a pool room. A door opens to the rear of the garage and side access leads to the front of the home.

Parking

The driveway provides parking for several vehicles with a carport providing cover, the garage has power, lighting and an up and over door.

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Sellers Position

Looking for forward purchase

Tenure

Freehold

Age

1950s

Heating

Gas central heating

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Band D - Test Valley Borough Council

Terms and Conditions

Terms and Conditions These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs

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