



47 Rownhams Lane | £700,000  
North Baddesley, Hampshire, SO52 9HR

 Henshaw Fox

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North Baddesley, Hampshire, SO52 9HR

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## Summary

A beautiful detached family home, extended and renovated by the current owners to an exceptional standard and ideally positioned in North Baddesley village. The ground floor accommodation comprises a welcoming entrance hallway, sitting room, stunning kitchen/dining/family room overlooking the rear garden, utility room and downstairs shower room. The first floor features a family shower room, four good size bedrooms, with bedroom one having access to a beautiful four-piece en-suite. The home sits on a generous plot and benefits from an 80ft rear garden offering great privacy, to the front there is gated driveway parking and a garage.

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## Features

- A wonderful detached home, extended and renovated to an exceptionally high standard by the current owners
- Ideally positioned, with easy access to Romsey, Winchester and local amenities
- Principle bedroom with luxury four piece en-suite
- Private rear garden measuring approximately 80ft in length
- Large gated driveway and garage
- Newly fitted heating system, with underfloor heating on the ground floor
- Air source heat pump and solar panels

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## EPC Rating

Energy Efficiency Rating  
Current  
Potential

# 47, Rownhams Lane, North Baddesley, Hampshire, SO52 9HR

## Ground Floor

The welcoming entrance hallway immediately sets the tone for this wonderful home with its spacious and light feel. Access is provided to the living space and stairs lead to the first floor via the staircase. Located at the rear of the home and overlooking the garden, the kitchen/dining/family room is the hub of the home, an wonderful space for both entertaining and family alike. The kitchen has a range of soft closing cupboards and drawers, fitted appliances include a chest level oven and microwave, hob with extractor canopy over, dishwasher, full length freezer and full length fridge. Large sliding doors overlook and open to the rear garden, there is access to the utility room and ground floor shower room. The utility room has soft closing storage, space for the washing machine and space for a dryer. The ground floor shower room is fitted with a modern suite comprising WC, wash basin, walk in shower and heated towel rail. The sitting room is a cosy space and overlooks the front of the home. The ground floor is finished with a stylish tiled floor with underfloor heating.

## First Floor

Access is provided to the four bedrooms and the family bathroom from the landing. Bedroom one is a large and welcoming double room benefiting from wardrobes, an opening leads to the beautiful en-suite which features a four piece suite comprising freestanding bath, walk in shower, WC, wash basin and heated towel rail. Bedrooms two, three and four are all good size bedrooms. The family shower room is fitted with a stylish suite comprising walk in shower, WC, wash basin and heated towel rail.

## Outside

The home sits on a generous plot, the secluded and immaculately kept rear garden has a patio area adjoining the rear of the home with the remainder of the garden being laid to lawn with established hedging and well stocked borders. There is hard standing for a hot tub, external power, lighting, a garden shed and access to the front of the home via a gate.

## Parking

The large gated driveway provides parking for several vehicles, the garage has power and lighting.

## 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

No forward chain

## Age

1950s

## Heating

Air source heat pump

## Infant and Junior School

North Baddesley Infant and Junior Schools

## Council Tax

Band D - Test Valley Borough Council

## 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 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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