



53 Horns Drove | £670,000
Rownhams, Hampshire, SO16 8AG





Henshaw Fox



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Summary

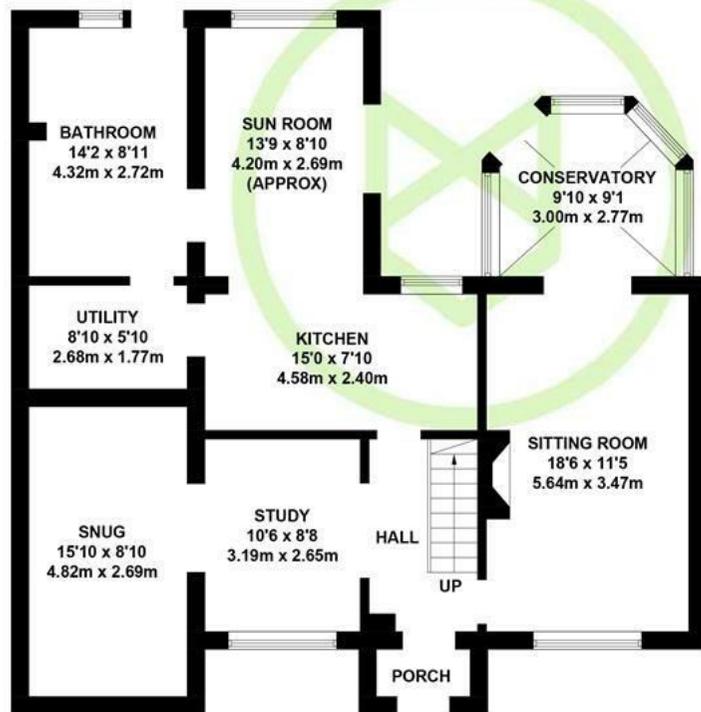
A substantial and extended detached family home, beautifully positioned on a raised plot within the highly sought-after village of Rownhams. This generously proportioned property offers versatile and spacious accommodation, including three bedrooms, a family shower room, and a separate bathroom. The ground floor features a large sitting room opening into a light-filled conservatory, a flexible snug and study area, and a well-appointed kitchen flowing into a sunroom and utility room. Outside, the home benefits from a beautifully landscaped, enclosed rear garden with a sunny south-east facing aspect, as well as ample driveway parking to the front, combining practicality with an inviting family-friendly setting.

Features

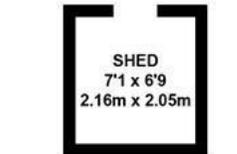
- Extended detached house
- Three bedrooms
- Open plan kitchen/dining area and separate utility room
- Secluded and beautifully landscaped south/east facing rear garden
- Abundance of driveway parking
- Versatile study/snug area
- Located within the sought after Village of Rownhams



FIRST FLOOR



GROUND FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1108 SQ FT / 102.9 SQ M
FIRST FLOOR = 506 SQ FT / 47.0 SQ M
OUTBUILDINGS = 128 SQ FT / 11.9 SQ M
TOTAL = 1742 SQ FT / 161.8 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1280626)

EPC Rating

Energy Efficiency Rating
Current D
Potential C

53, Horns Drove, Rownhams, Hampshire, SO16 8AG

Ground Floor

Upon entry, a practical porch opens into the inner hall, which provides access to the sitting room, versatile study area, kitchen, and stairs leading to the first-floor landing. The sitting room is bright and airy, flowing seamlessly into the conservatory with doors opening onto the rear garden, perfect for relaxing or entertaining. The study area adjoins a spacious and flexible snug, a thoughtfully converted former garage, ideal for a home office, playroom, or additional living space. The L-shaped kitchen is well-appointed with an array of wall and base storage units, space for a cooker with extractor, and plumbing for under-counter appliances, leading through to a utility room with further storage and washing machine facilities. Adjacent to the kitchen, the sunroom offers a tranquil seating area with double doors opening onto the garden, creating a seamless connection between indoor and outdoor living. Completing the ground floor, a generously sized bathroom features a shower over the bath, WC, and wash basin, with a convenient door providing direct access to the rear garden.

First Floor

The first-floor landing provides access to all three bedrooms, the airing cupboard, and the family shower room, creating a practical and welcoming space. The principal bedroom is a generous double with dual windows that flood the room with natural light, while the second bedroom is also a double overlooking the charming front aspect. The third bedroom offers a versatile space, perfect as a single bedroom or a home study. The family shower room is thoughtfully designed with a large shower unit, WC, and wash basin, combining style and functionality to meet the needs of modern family living.

Outside

The beautifully landscaped rear garden enjoys a secluded south-east facing aspect and is thoughtfully arranged over two tiers. A generous patio adjoins the rear of the home, providing ample space for outdoor seating or entertaining. A charming shingle path winds through the garden, which features attractive flower beds, mature trees, a timber shed, and an additional paved seating area at the far end. A convenient side gate offers easy pedestrian access back to the front of the property, combining practicality with a tranquil outdoor retreat.

Parking

Ample driveway parking to the front for several vehicles

Location

Rownhams is ideally situated with easy access for Southampton and in particular Southampton General Hospital. Access to the M27 is close at hand which in turn provides easy access to the principal areas along the South Coast.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers Position

Buying on

Tenure

Freehold

Infant and Junior School

Rownhams St John's Ce Primary School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band E

Disclaimer Property Details

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. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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