

Connells

Rownhams Road
North Baddesley Southampton

# Rownhams Road
# North Baddesley Southampton SO52 9EU

for sale guide price
**£725,000**







## Property Description

A beautifully refurbished detached bungalow offering two double bedrooms, two reception rooms, a contemporary kitchen and luxury bathroom together with an exceptional detached one-bedroom annexe finished to a high specification. The annexe provides independent living accommodation with open-plan kitchen/living space, double bedroom, luxury shower room and private driveway. The main residence also benefits from extensive driveway parking for up to six vehicles, landscaped rear gardens and quality finishes throughout. Ideal for multigenerational living, home working or potential supplementary income, subject to any necessary consents. Situated within a popular residential location in North Baddesley, this unique property offers flexibility rarely available within the local market.

## Main Bungalow

## Entrance Hall

A Practical Welcome

The property is entered via a front door into a welcoming entrance hall, finished with LVT flooring and benefiting from a useful built-in storage cupboard, providing access to the principal accommodation

## Lounge

Comfortable Living Space

The lounge provides a comfortable setting for everyday relaxation, with a window overlooking the front aspect, carpeted flooring and ample space for a range of living room furniture.

## Dining Room

Dining with Garden Access

Positioned towards the rear of the bungalow, the separate dining room features carpeted flooring, a radiator and patio doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces.

## Kitchen

The kitchen is beautifully appointed with LVT flooring and offers a comprehensive range of wall, base and drawer units, complemented by generous work surfaces. A ceramic sink with mixer tap sits beneath a double-glazed window overlooking the rear garden, with a further door providing direct garden access. A comprehensive range of integrated Bosch appliances includes a fridge/freezer, washing machine, dishwasher, triple oven and microwave, together with a four-ring induction hob featuring useful pan drawers beneath and inset lighting above.

## Bedroom One

Comfortable Principal Bedroom

Bedroom one is a well-proportioned double bedroom positioned to the front of the property, with a front-facing window and carpeted flooring creating a comfortable and relaxing space.

## Bedroom Two

Versatile Second Bedroom

The second bedroom offers flexible accommodation suitable for use as a bedroom, guest room or home office, with a side-facing window and carpeted flooring.

## Bathroom

Fully Tiled Bathroom

The bathroom is fully tiled and fitted with a bath, WC and wash hand basin inset within a vanity unit. Inset lighting and a heated towel rail provide practical finishing touches.

## Rear Garden

Established Outdoor Space

The rear garden offers a combination of patio and lawn, creating areas for outdoor dining, entertaining and relaxation. Timber fencing provides enclosure, while mature shrubs and planted borders add established greenery. A gate provides access towards the separate annex area.

## Driveway

Generous Off-Road Parking

To the front of the bungalow is a driveway providing convenient off-road parking for multiple vehicles.

## Detached Bungalow -Annex

## Open-Plan Living Space

Bright, Sociable & Versatile

The principal living area has been designed as an open-plan space with clearly defined areas for relaxing, dining and cooking. A side-facing window provides additional natural light, while bi-fold doors create an impressive connection with the rear garden. A further door to the side provides convenient independent access.

## Kitchen

Contemporary Open-Plan Kitchen

Integrated into the main living space, the kitchen offers a wide range of wall, base and drawer units with worktops over. Features include integrated appliances, a hob with extractor, stainless steel sink and dishwasher, providing a practical and contemporary space for everyday cooking.

## Bedroom

Private Sleeping Accommodation

The separate bedroom provides dedicated sleeping accommodation away from the main open-plan living area, making the annex a comfortable and genuinely independent home.











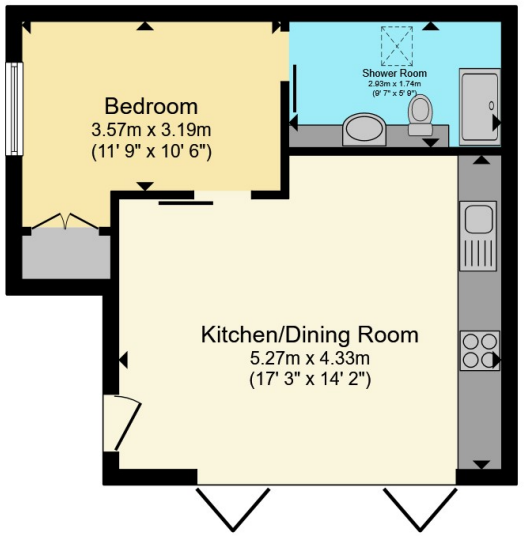









## Floor Plan




## Annex

Total floor area 104.2 m² (1,121 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: C

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