



75 Rownhams Lane, *North Baddesley, Southampton, SO52 9HR*

SPENCERS
ROMSEY





ROWNHAMS LANE

NORTH BADDESLEY

Situated in the highly sought-after village of North Baddesley, this beautifully extended three/four-bedroom detached family home offers an exceptional balance of versatile living space, modern finishes and generous outdoor space, all within an easy commute of Southampton, Romsey and Chandlers Ford. Occupying a private plot of approximately 0.23 acres, the property has been thoughtfully improved by the current owners to create a superb family home suited to a variety of lifestyles.

Ground Floor

Entrance Hallway, Sitting Room, Dining Room, Home Office/Bedroom Four, Cloakroom/Utility Room, Kitchen

First Floor

Bedroom One with En-suite & Dressing Room, Bedroom Two, Bedroom Three Family Bathroom

Outside

Driveway Parking, 0.23 Acre Garden

Guide Price £675,000



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The Property

A welcoming entrance hall provides access to the principal ground floor accommodation. To the front, the impressive sitting room is flooded with natural light courtesy of a large bay window and offers an inviting space in which to relax, measuring an impressive 16'5 into the bay by 13'3 in width. A second reception room provides excellent flexibility and is currently arranged as a home office, although it could equally serve as a fourth bedroom, playroom or snug depending on individual requirements.

To the rear of the property, the home opens into a spacious dining room, creating a wonderful space for both everyday family life and entertaining. French doors open directly onto an extensive raised decking area, seamlessly connecting the interior with the garden beyond. Adjacent to the dining room are a practical cloakroom and utility room, providing dedicated space for laundry appliances and additional storage. The well-appointed kitchen is fitted with granite work surfaces, an excellent range of base and wall-mounted cabinetry and integrated appliances including a fridge/freezer and dishwasher, offering both practicality and style.



The first floor is accessed via stairs rising from the dining room, leading to a spacious landing. The principal bedroom is a particular highlight, benefitting from a walk-in wardrobe and a generously proportioned en-suite shower room. Two further well-sized bedrooms are served by a contemporary family bathroom featuring both a bath and separate shower, while the second bedroom also enjoys the advantage of fitted storage.





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Approximate Area = 1513 sq ft / 140.5 sq m

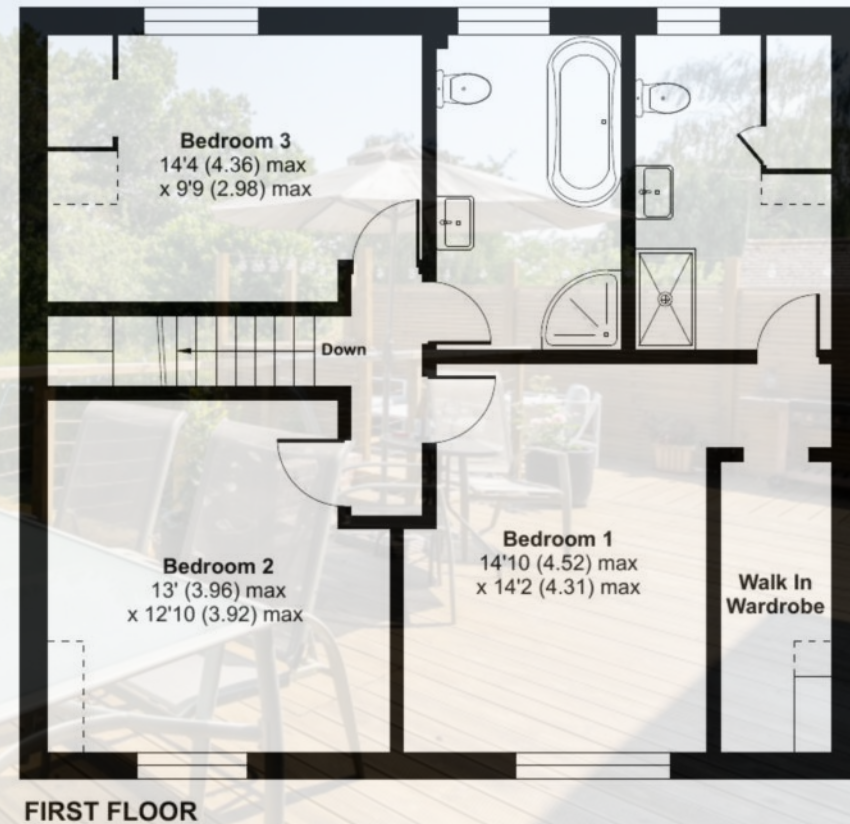
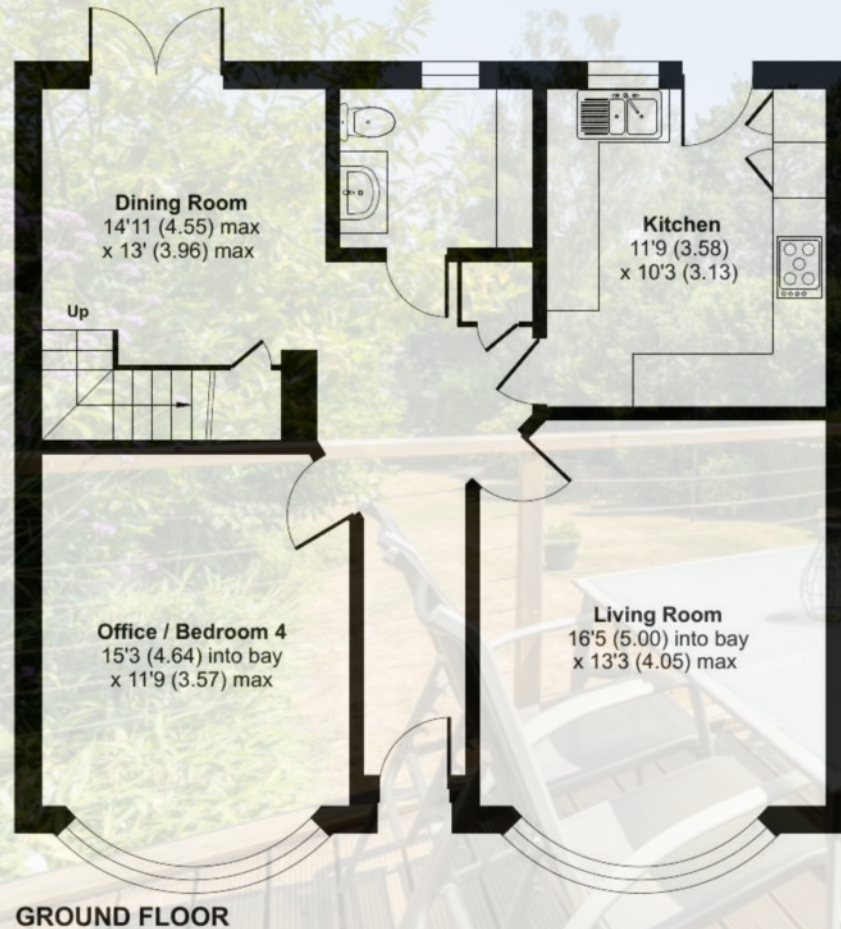
Limited Use Area(s) = 43 sq ft / 3.9 sq m

Total = 1556 sq ft / 144.4 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Outside

Externally, the property is equally impressive. A recently laid paved driveway provides an attractive approach while offering ample off-road parking for five to six vehicles. Secure gated side access leads through to the beautifully private rear garden, where an expansive decked terrace provides the perfect setting for outdoor dining and entertaining, with useful storage beneath.

Extending to approximately 0.23 acres, the garden is predominantly laid to lawn and bordered by an attractive selection of mature shrubs, creating a secluded environment. Towards the far end of the garden, a natural pond provides a haven for wildlife and enhances the tranquil setting, making this a wonderful outdoor space for families to enjoy throughout the seasons.

The Situation

The property is well placed within North Baddesley, which offers a local primary school and falls within the catchment area for the well-regarded Mountbatten School. A range of everyday amenities, including shops and eateries, are conveniently located nearby.

There are regular bus services available along Rownhams Lane, while the M27 motorway lies approximately three miles away, providing efficient access to London and the South Coast. In addition, Romsey railway station is situated less than two miles from the property, offering direct rail connections to surrounding areas.





Additional Information

EPC: C Current: 75 Potential: 81

Council Tax Band: E

Local Authority: Test Valley

Tenure: Freehold

Services: All mains services connected

Heating: Gas Central Heating

Drainage: Public

Broadband: Ultrafast broadband available at the property (Ofcom)

Mobile signal/coverage: No known issues, buyer to check with their provider.

Viewing

By prior appointment only with the vendors agents Spencers Property.

Spencers of The New Forest would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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