



The Oaks

Rownhams Lane | Rownhams | Hampshire | SO16 8AR

WOOLLEY  
& WALLIS

Guide Price £825,000

A substantial and immaculately presented five bedroom family home in grounds of a little over a quarter of an acre.



## The Property at a Glance

- | A substantial and immaculately presented home
- | Two Reception Rooms
- | Kitchen/Dining Room
- | Cloakroom
- | Five Bedrooms & Three Bathrooms
- | Double Garage
- | In grounds of a little over a quarter of an acre

## Property

The Oaks is an impressive home, beautifully presented with modern fixtures and fittings and a layout that flows well and is in tune with the needs of a modern family lifestyle.

There is a welcoming entrance hall with access to all the principal rooms to include a superb dual aspect sitting room, a study and the fantastic kitchen/breakfast room. This 'social' room has recently been remodelled and benefits from quartz worktops, smart lighting, integrated appliances and a large island unit- an absolutely fabulous space. Furthermore there is a practical utility room and a cloakroom downstairs whilst upstairs there are five double bedrooms (two with en-suite shower facilities) and a luxury family bathroom (with separate walk-in shower). The master bedroom is particularly impressive with there being an enormous amount of built-in storage as well as the modern en-suite with his and hers basins.

The house is in first rate order and benefits from gas fired central heating, double glazing (grey aluminium which has been recently fitted) throughout and a pressurised hot water system. There are brick piers at the start of the drive with electric gates and there is plenty of parking to the front of the house as well as the double garage (with remote controlled doors). The private rear garden is predominantly laid to lawn and there are an attractive variety of mature trees also. There is a terrace that is ideal for entertaining and there is a large area laid to lawn.

The Oaks is a first class family home and an internal visit is naturally recommended.





### Situation

Rownhams is located within about 4 miles of the centre of Southampton. The village provides local amenities, public transport facilities and schools for all ages are readily available both state and private. The old market town of Romsey is about 3 miles to the north providing an excellent range of facilities including leisure facilities, schools for all ages, both state and private, theatre and a good range of shops for everyday needs to include two supermarkets.

### Directions

From Romsey proceed on the A3057 southbound towards Southampton. At the Lee roundabout take the first exit and cross over the M27 and straight over the next mini roundabout. Proceed for a few hundred yards and turn left into Bakers Drive. Proceed to the end of Bakers Drive and turn left and the property will be marked after a short distance on the left hand side by a For Sale board.

### Services

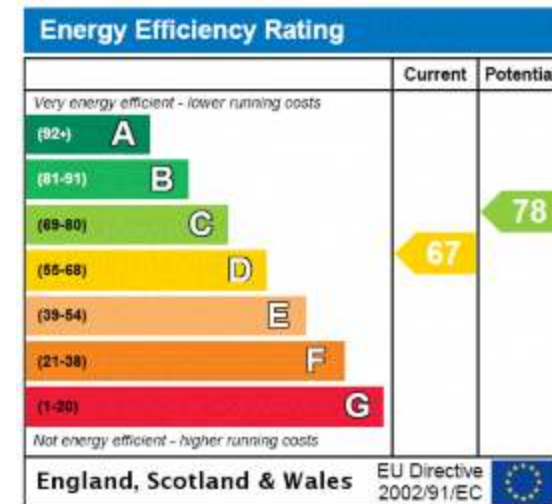
All main services are connected

### Council Tax

Test Valley Borough Council - Band G

### Viewings

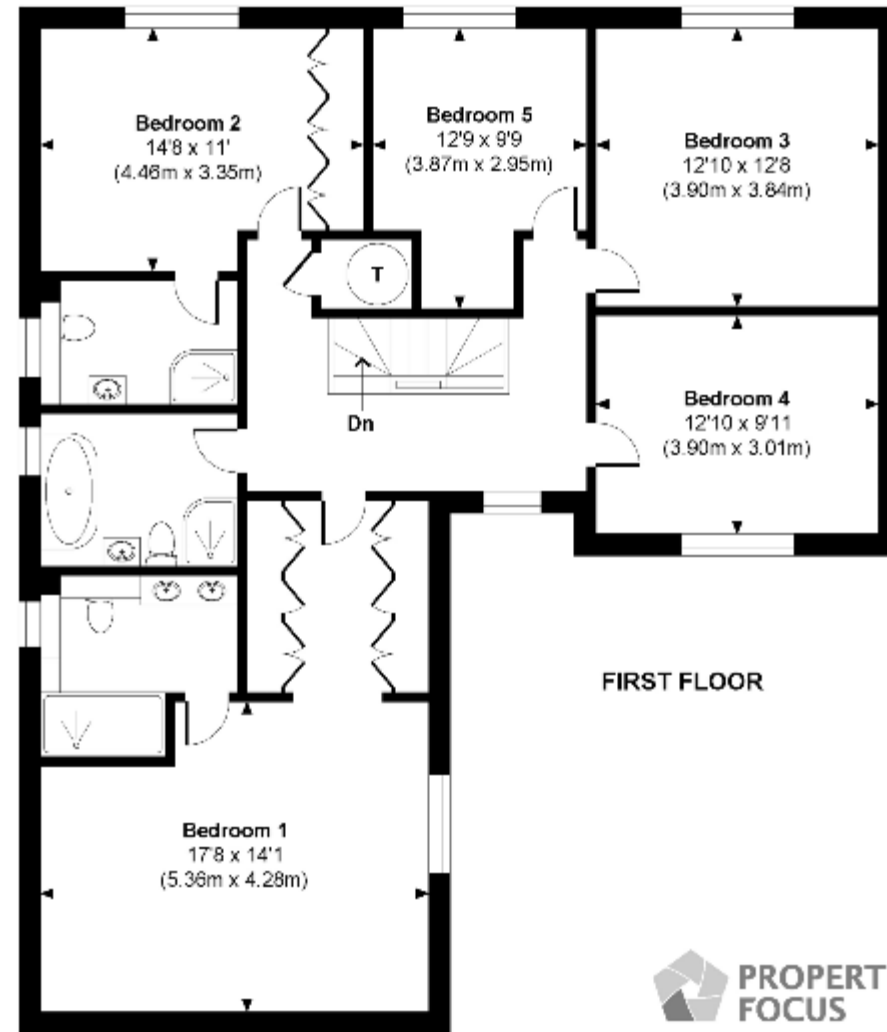
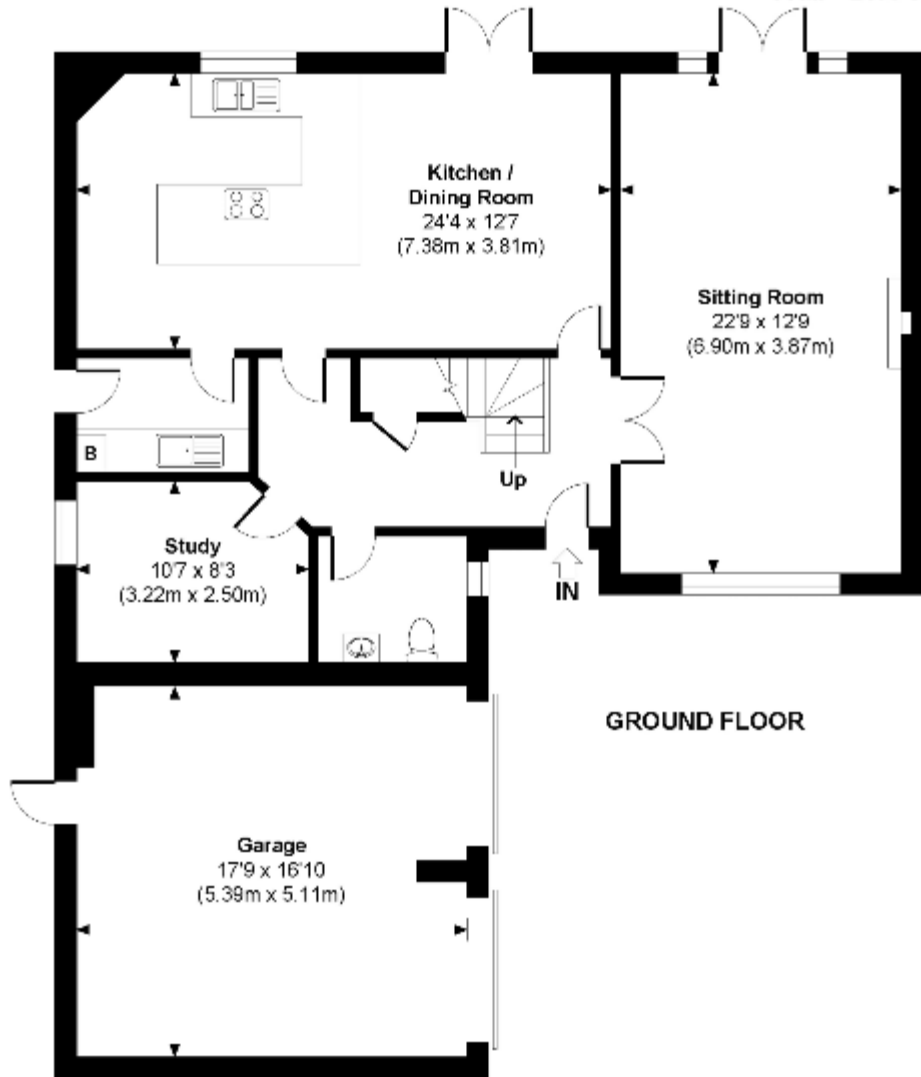
All viewings are by appointment only and arranged through the Romsey Residential department on 01794 512129.



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# The Oaks

Approximate Gross Internal Area  
Main House = 2159 Sq Ft / 200.60 Sq M  
Garage = 296 Sq Ft / 27.54 Sq M  
Total = 2455 Sq Ft / 228.14 Sq M



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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