



12 Laverstoke Close *Rownhams, Southampton, SO16 8DN*

SPENCERS
ROMSEY





A versatile four-bedroom townhouse, tucked away in a quiet cul-de-sac in Rownhams. This well-presented home offers flexible living across three floors and enjoys a sought-after position close to excellent local amenities and superb schooling, including catchment for Mountbatten School and Rownhams St. John's Primary.

Ground Floor

Entrance Hall, Utility Room, Cloakroom, Bedroom Four

First Floor

Sitting Room, Kitchen/Dining Room

Outside

Driveway Parking, South-Westerly Garden

Guide Price £350,000



FLOOR PLAN



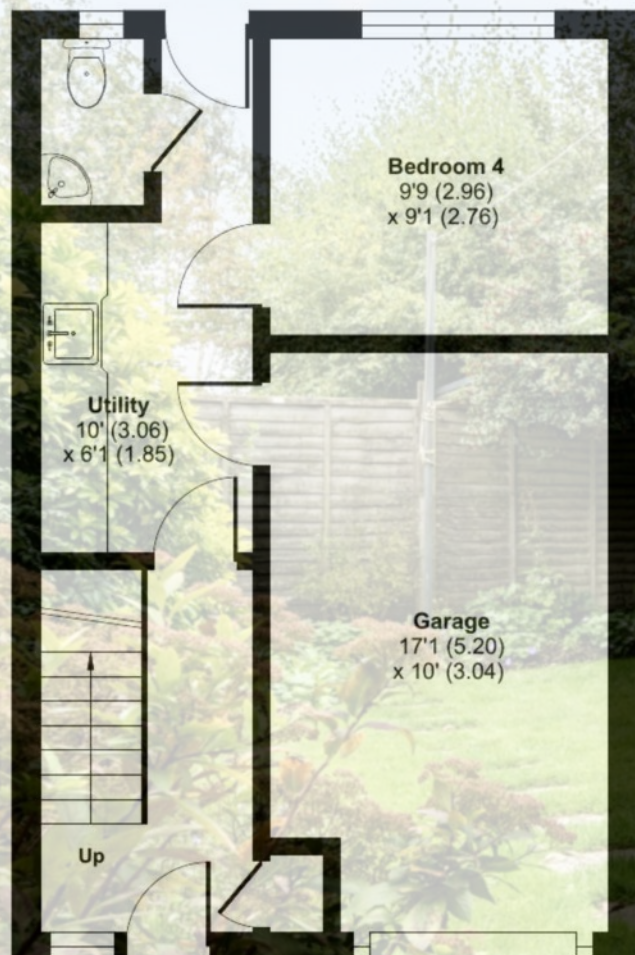
12 Laverstoke Close, Rownhams, Southampton, SO16 8DN

Approximate Area = 1140 sq ft / 105.9 sq m

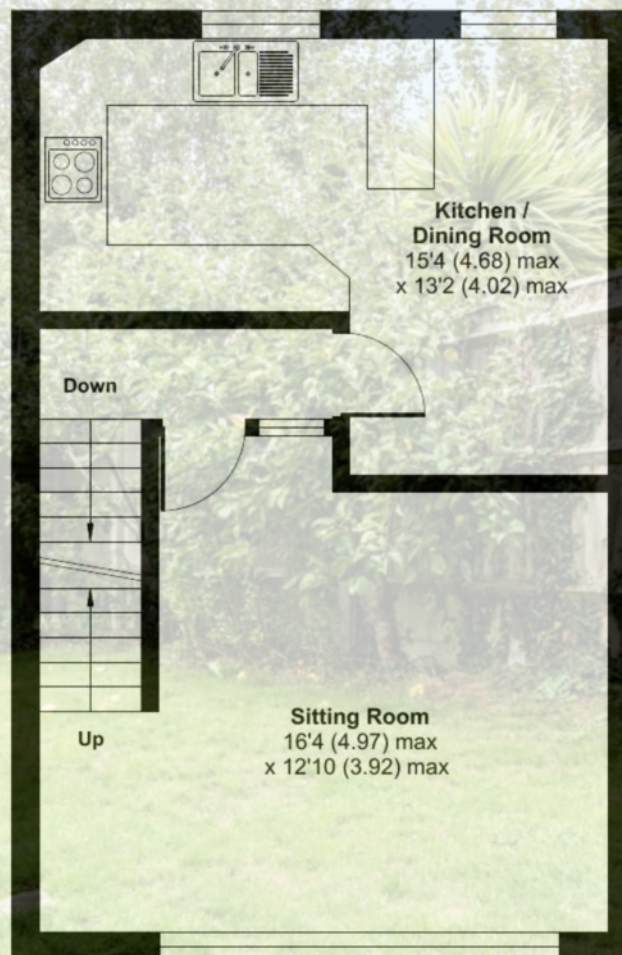
Garage = 164 sq ft / 15.2 sq m

Total = 1304 sq ft / 121.1 sq m

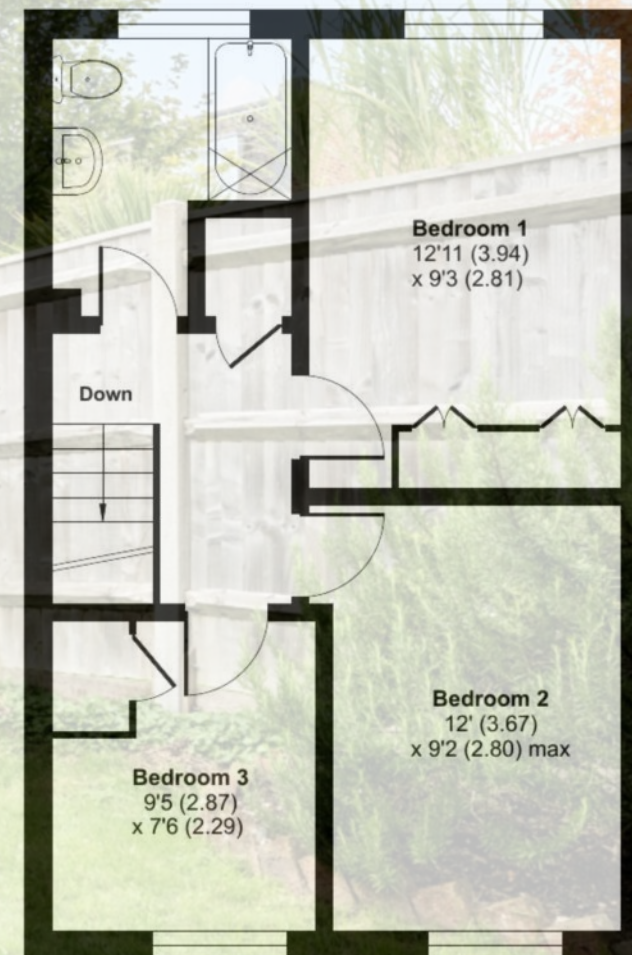
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Spencers of the New Forest Ltd. REF: 1356555



The Property

Tucked away in a quiet cul-de-sac, this well-presented four-bedroom terraced townhouse offers flexible living across three floors. Enjoying a sought-after position in Rownhams, the home is ideally placed for excellent local amenities and superb schooling, including catchment for Mountbatten School and Rownhams St. John's Primary.

Lovingly maintained by the current owners for nearly 40 years, the property provides a warm and adaptable layout, perfectly suited to modern family life.

Ground Floor

An external porch leads into the entrance hall, giving access to the integrated garage and versatile ground floor accommodation. This level includes a useful utility room, cloakroom, and a well-sized fourth bedroom, ideal for guests or a home office.

First Floor

The first floor opens to the main living areas, with a spacious kitchen/dining room forming the heart of the home. Fitted with ample storage and space for appliances, this bright and sociable space blends seamlessly with the dining area. The sitting room sits separately, offering a comfortable retreat.

Second Floor

Three well-proportioned bedrooms are served by a family bathroom. From this level, there are attractive views stretching towards The New Forest, enhancing the appeal of the accommodation.





Outside

To the front, driveway parking complements the integral garage. The rear garden enjoys a desirable south-westerly aspect, featuring a patio seating area ideal for outdoor dining and relaxation, with the remainder laid to lawn and framed by mature shrubs and planting.

Location

Rownhams is a desirable village on the northern edge of Southampton, offering the charm of a close-knit community while benefiting from excellent transport links and amenities. The area is particularly popular with families, thanks to its well-regarded schooling, including Rownhams St. John's Primary and the highly sought-after Mountbatten School.

Nestled between Romsey and Southampton, Rownhams provides easy access to both vibrant town life and the tranquillity of the countryside. The historic market town of Romsey, with its boutique shops, cafés, and renowned Abbey, is just a short drive away, while Southampton's extensive shopping, leisure, and cultural facilities are equally accessible.

Commuters are well served, with the M27 and M3 motorway networks nearby, offering swift connections to Winchester, Portsmouth, and London. Mainline rail services are available from Romsey, Southampton Airport Parkway, and Winchester, making the area ideal for those who travel regularly.

Directions

From Spencers Estate Agents in Romsey (7 Market Place, SO51 8NB), head south on the B3398 and continue onto the A27/A3090. Follow signs towards Southampton, taking the A27 and then the A3057 towards Nursling. Turn left onto Horns Drove and continue for a short distance before turning into Nutshalling Avenue. Turn right after 30/40 meters before taking a left onto Laverstoke Close, where the property can be found.





Additional Information

Tenure: Freehold

EPC: C Current: 70 Potential: 78

Council Tax Band: C

Local Authority: Test Valley

Services: All mains services connected

Heating: Gas Central Heating

Ultrafast broadband available at the property (Ofcom)

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

Important Information

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 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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