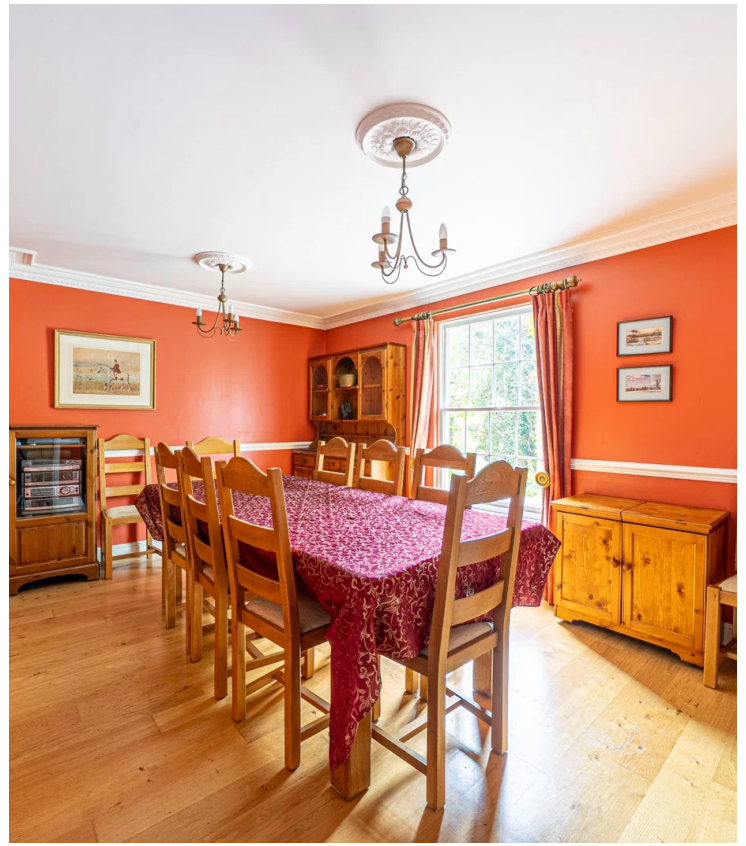




Rowan House, Southington, Overton, Basingstoke, RG25 3DA
£750,000



Council Tax Band: F

Tenure: Freehold

Property Type: Detached House

Bedrooms: 4 | **Bathrooms:** 2 | **Receptions:** 2

Perfectly positioned on the fringes of the award-winning village of Overton, Situated in the ever popular parish of Southington is this handsome four bedroom detached family residence with no onwards chain. Rowan House, combines classic architectural charm with substantial living space. Spanning approximately 1,824 sq ft, this property offers a well-balanced and versatile layout across two floors, ideally suited for modern family life in a premier rural setting.

The ground floor is designed with scale and comfort in mind. A grand, dual-aspect living room provides a wonderful main reception area, centered around a feature fireplace. The social heart of the home is the large kitchen/breakfast room, featuring traditional cabinetry and a charming terracotta-style tiled floor. This leads through to a separate utility room and a formal dining room creating an excellent flow for entertaining. A guest cloakroom and welcoming entrance hall complete the level.

The first floor comprises four bedrooms, offering significantly more space than typically found in modern builds. The principal bedroom is a light-filled retreat featuring its own private en-suite shower room. The three further bedrooms including two impressive rooms measuring over 16 ft in length are served by a well-appointed family bathroom, providing space for a large family or a quiet home office.

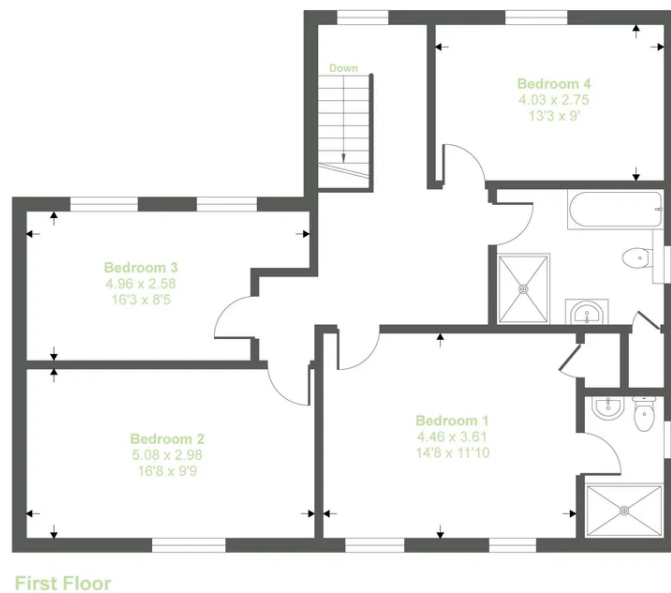
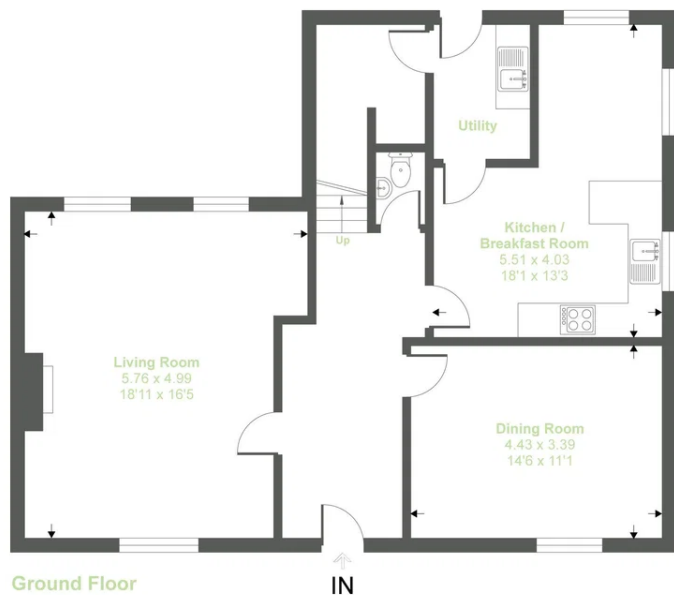
Rowan House boasts exceptional curb appeal with its traditional red-brick facade and classic sash-style windows. The property is set back from the road with a neat front garden featuring a level lawn and brick-retained steps leading to the front door.

To the side, a private block-paved driveway provides off-road parking for multiple vehicles. The rear garden is a private, beautifully landscaped sanctuary. It features a broad sun terrace/paved patio, perfect for alfresco dining, with steps leading up to a raised level lawn. Bordered by mature trees and established flowering shrubs, the garden offers a high degree of privacy and a peaceful outdoor environment.



Rowan House, RG25

Approximate Gross Internal Area = 169.4 sq m / 1824 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
Produced for Brockenhurst Estate Agents



Overton Sales

21 High Street Overton. RG25 3HB

01256 773 677

overton@brockenhurst.info