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100 Rownhams Road, North Baddesley, SO52 9EU Offers In Excess Of £350,000

Located on the popular Rownhams Road in North Baddesley, this detached 1966 property combines character with fantastic development potential. The current layout offers two spacious, versatile reception rooms, two well-proportioned bedrooms, and a practical family bathroom, all set within a highly regarded village community. Planning permission has been officially commenced and secured (via initial demolition works) for a substantial roof extension and internal remodel to create an attic floor with two additional bedrooms. Full plans for this are available on request or via the Test Valley Borough Council website using reference 25/01308/CLES.

ACCOMMODATION

Ground Floor

Entrance Hall:
Open to Kitchen/Dining Room, doors to further rooms.

Kitchen/Dining Room:
15'2" x 9'1" (4.63m x 2.77m) Range of units with space for cooker, extractor hood over, sink, boiler, space for washing machine, door to side, sliding patio doors to the rear.

Sitting Room:
16'1" x 12'6" (4.89m x 3.80m) Open storage space.

Inner Hallway:
Storage cupboard.

Bedroom 1:
12'1" x 11'11" (3.68m x 3.63m) Mirror fronted wardrobe

Bedroom 2:
10'2" x 8'9" (3.11m x 2.66m)

Bedroom 3:
9'11" x 7'10" (3.03m x 2.40m) Built in wardrobe.

Shower Room:
Shower cubicle, wash basin with cupboard under.

Cloakroom:
WC

OUTSIDE

Front:
Shingled area affording ample off street parking. Lawned area.

Rear Garden:
Mainly laid to patio.

OTHER INFORMATION

Tenure:
Freehold

Approximate Age:
1960's

Approximate Area:
838 sq ft / 77.8 sq m

Sellers Position:
No forward chain

Heating:
Gas central heating

Windows:
UPVC double glazing

Loft Space:
Partially boarded with connected light and connected ladder

Infant/Junior School:
North Baddesley Infant School / North Baddesley Junior School

Secondary School:
The Mountbatten School

Local Council:
Test Valley Borough Council - 01264 368000

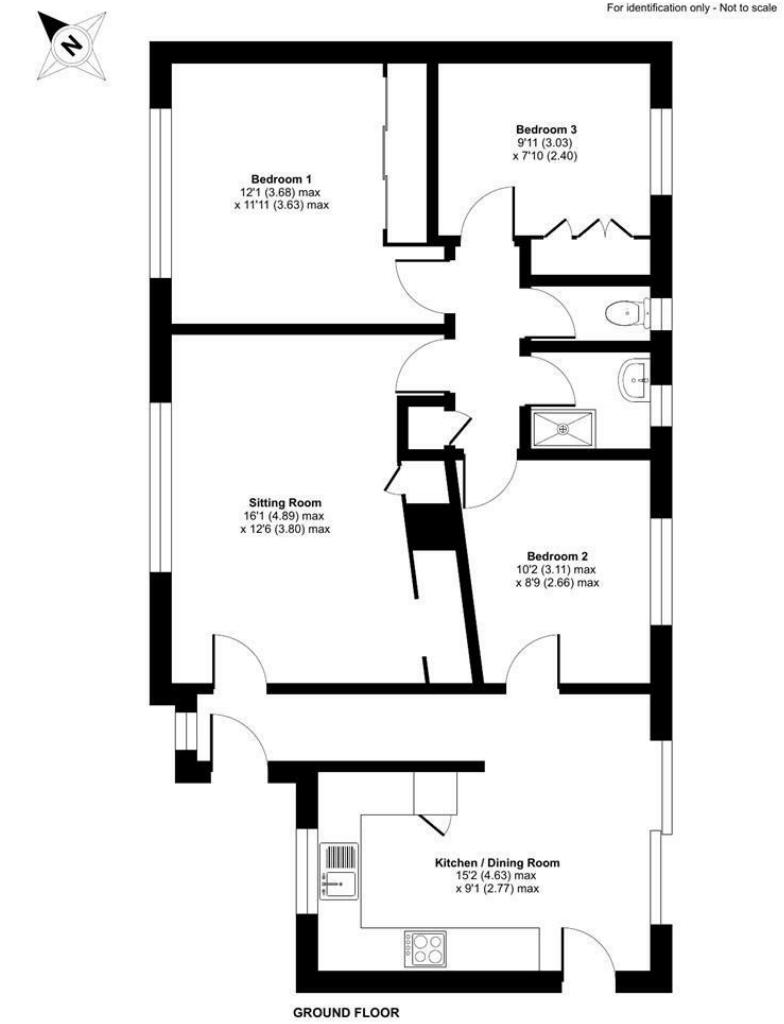
Council Tax:
Band D

Agents Note:
Planning permission has been granted (Roof extension and remodelling of internal layout, installation of attic-floor to create 2 additional bedrooms) by way of a commencement of physical building works on site involving the demolition of existing structures. Full plans available on request and are available to view on the Test valley Borough Council website using ref: 25/01308/CLES

Agents Note:
If you have an offer accepted on a property we will need to, by law, conduct Anti Money Laundering Checks. There is a charge of £60 including vat for these checks regardless of the number of buyers involved.

Ground Floor = 838 sq ft / 77.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Sparks Ellison. REF: 1481871

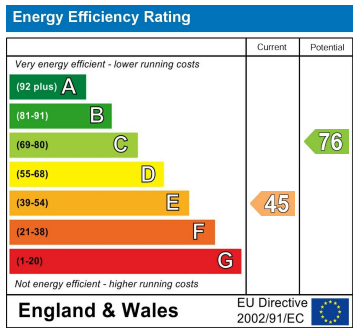












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The Property Ombudsman
NAEA National Association of Estate Agents

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.







