

Property details approval form

112 Rownhams Road, North Baddesley, Southampton, Hampshire, England, SO52 9EU

Date: 25 August 2026

Property Ref and Version: ROM307151 - 0001

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Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

guide price £750,000

Tenure: Freehold

○ Key Features

- > Energy Rating: D
- > Detached bungalow with detached annexe
- > Beautifully renovated throughout
- > High-specification kitchen and bathrooms
- > Two double bedrooms
- > Detached one-bedroom annexe (742 sq ft)
- > Two independent driveways with parking for up to eight vehicles
- > Ideal for multigenerational living or home working
- > Potential future title split (subject to planning)

○ Short Description

Beautifully renovated detached bungalow with a superb detached one-bedroom annexe, both with independent driveways. Ideal for multigenerational living, home working or income potential. High specification throughout, generous parking and landscaped gardens. NO CHAIN.

○ Long Description

A beautifully refurbished detached bungalow offering two double bedrooms, two reception rooms, a contemporary kitchen and luxury bathroom together with an exceptional detached one-bedroom annexe finished to a high specification. The annexe provides independent living accommodation with open-plan kitchen/living space, double bedroom, luxury shower room and private driveway. The main residence also benefits from extensive driveway parking for up to six vehicles, landscaped rear gardens and quality finishes throughout. Ideal for multigenerational living, home working or potential supplementary income, subject to any necessary consents. Situated within a popular residential location in North Baddesley, this unique property offers flexibility rarely available within the local market.

○ Directions

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Agents Note

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○ Room Description

Main Bungalow

Entrance Hall

A Practical Welcome

The property is entered via a front door into a welcoming entrance hall, finished with LVT flooring and benefiting from a useful built-in storage cupboard, providing access to the principal accommodation

Lounge

Comfortable Living Space

The lounge provides a comfortable setting for everyday relaxation, with a window overlooking the front aspect, carpeted flooring and ample space for a range of living room furniture.

Dining Room

Dining with Garden Access

Positioned towards the rear of the bungalow, the separate dining room features carpeted flooring, a radiator and patio doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces.

Kitchen

The kitchen is beautifully appointed with LVT flooring and offers a comprehensive range of wall, base and drawer units, complemented by generous work surfaces. A ceramic sink with mixer tap sits beneath a double-glazed window overlooking the rear garden, with a further door providing direct garden access. A comprehensive range of integrated Bosch appliances includes a fridge/freezer, washing machine, dishwasher, triple oven and microwave, together with a four-ring induction hob featuring useful pan drawers beneath and inset lighting above.

Bedroom One

Comfortable Principal Bedroom

Bedroom one is a well-proportioned double bedroom positioned to the front of the property, with a front-facing window and carpeted flooring creating a comfortable and relaxing space.

Bedroom Two

Versatile Second Bedroom

The second bedroom offers flexible accommodation suitable for use as a bedroom, guest room or home office, with a side-facing window and carpeted flooring.

Bathroom

Fully Tiled Bathroom

The bathroom is fully tiled and fitted with a bath, WC and wash hand basin inset within a vanity unit. Inset lighting and a heated towel rail provide practical finishing touches.

Rear Garden

Established Outdoor Space

The rear garden offers a combination of patio and lawn, creating areas for outdoor dining, entertaining and relaxation. Timber fencing provides enclosure, while mature shrubs and planted borders add established greenery. A gate provides access towards the separate annex area.

Driveway

Generous Off-Road Parking

To the front of the bungalow is a driveway providing convenient off-road parking for multiple vehicles.

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○ Room Description

Detached Bungalow -Annex

Open-Plan Living Space

Bright, Sociable & Versatile

The principal living area has been designed as an open-plan space with clearly defined areas for relaxing, dining and cooking. A side-facing window provides additional natural light, while bi-fold doors create an impressive connection with the rear garden. A further door to the side provides convenient independent access.

Kitchen

Contemporary Open-Plan Kitchen

Integrated into the main living space, the kitchen offers a wide range of wall, base and drawer units with worktops over. Features include integrated appliances, a hob with extractor, stainless steel sink and dishwasher, providing a practical and contemporary space for everyday cooking.

Bedroom

Private Sleeping Accommodation

The separate bedroom provides dedicated sleeping accommodation away from the main open-plan living area, making the annex a comfortable and genuinely independent home.

Shower Room

Stylish Contemporary Finish

The shower room is fitted with a walk-in shower, WC and vanity unit and features attractive herringbone LVT flooring. A Velux window introduces natural light, while a heated towel rail and integrated Bluetooth speaker add comfort and convenience.

Garden

Private Wraparound Outside Space

The annex benefits from its own small wraparound garden, providing a pleasant and manageable outdoor area with space to sit and enjoy the surroundings.

Agents Notes

Bi-Fold Connection

Indoor-Outdoor Living

Bi-fold doors from the open-plan living accommodation open towards the rear garden, helping to create a bright atmosphere and allowing the living space to flow naturally outdoors during warmer months.

Flexible Accommodation

A Wealth of Possibilities

The detached arrangement makes this an exceptionally versatile addition to the property, providing independent accommodation that could suit a range of household and lifestyle requirements.

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○ Room Description

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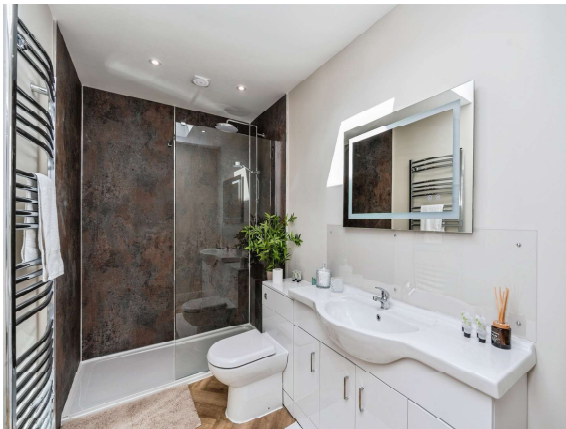
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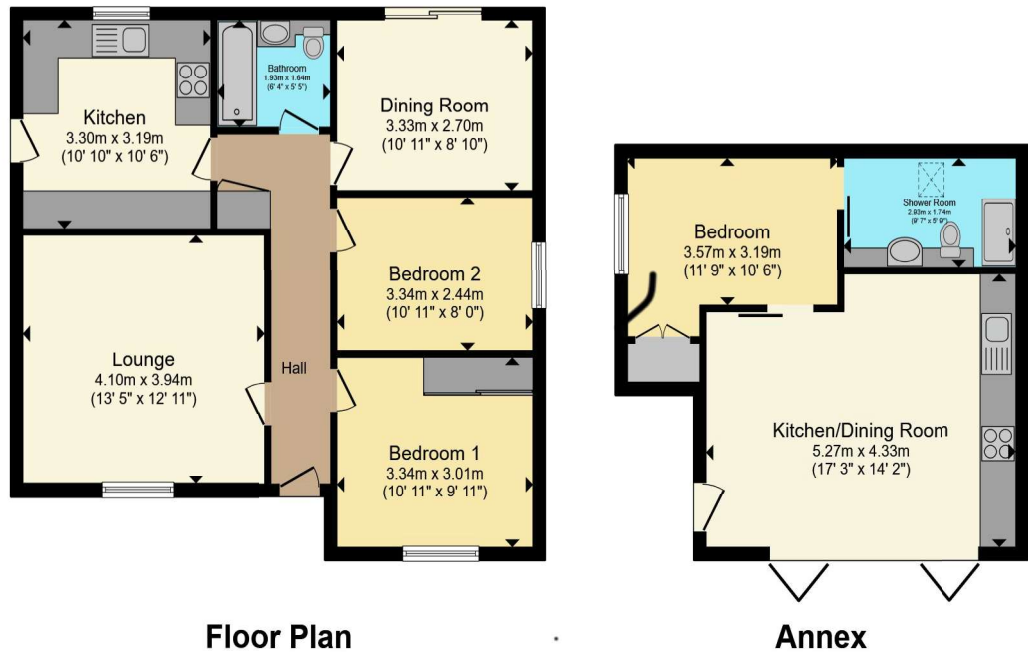
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Floor Plan



Total floor area 104.2 m² (1,121 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Approval

Signature		Date
Claire Purdue		
Ms M.A. Noble	M A Noble	26/8/26