



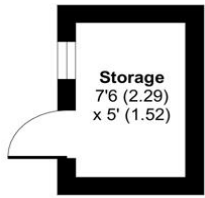
Baddesley Close, North Baddesley, Hampshire, SO52 9DR



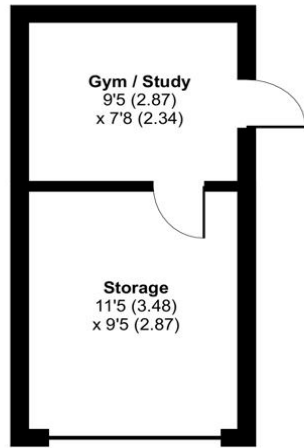
ACCOMMODATION

Welcome to this stunning four-bedroom detached home, a modern masterpiece built 5 years ago by Persimmon Homes to the highest standards. Meticulously enhanced by the current owner, the property boasts a stylish Howden's fitted kitchen/dining room, providing a culinary haven and featuring integral white goods, a Rangemaster cooker and space for a formal dining area complete with built-in bench seating. The sitting room is a captivating retreat with a state-of-the-art media unit, offering the pinnacle of technological sophistication. The versatile study/playroom is bathed in natural light, furnished with fitted cupboards, providing an ideal space for hybrid working. The ground floor also features a convenient guest cloakroom. The first floor displays a continuation of the high-end design, with the principal suite adorned with recently fitted Hammond's wardrobes, a stylish en-suite shower room featuring an LED mirror and aqua board – a must for contemporary living. The remaining three bedrooms cater perfectly for a growing family, sharing a luxurious bathroom with an oval freestanding bath, waterfall taps, LED mirror, and a stylish towel rail. Externally, the front of the property offers delightful views over the green, with off-road parking for two cars and an electric car charging point. The garage has been cleverly redesigned, now serving as a gym space and a separate office with air conditioning. The garden is a serene retreat, featuring an artificial lawn for easy maintenance and offering stunning views across rolling fields. This property further offered with no forward chain, presenting a rare opportunity to acquire a home of unparalleled elegance and modern functionality.

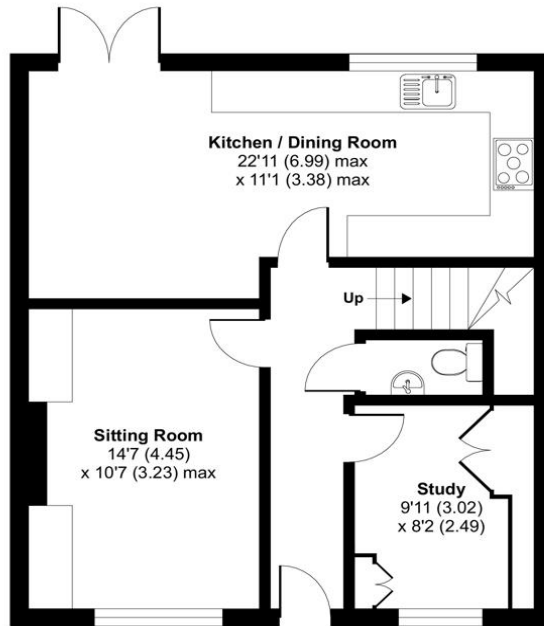
Approximate Area = 1196 sq ft / 111.1 sq m
 Outbuilding(s) = 225 sq ft / 20.9 sq m
 Total = 1421 sq ft / 132 sq m
 For identification only - Not to scale



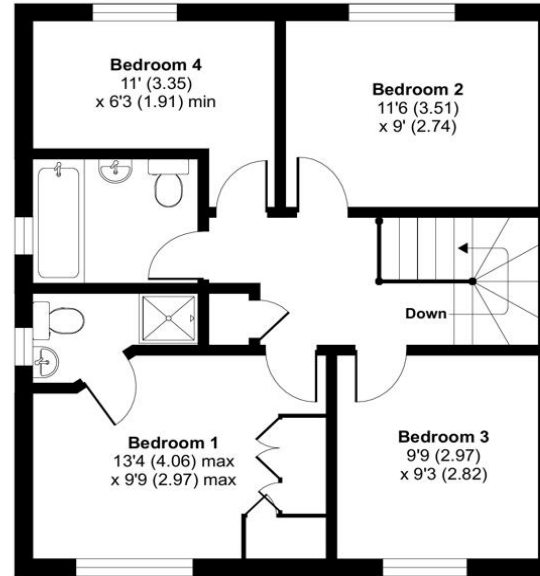
OUTBUILDING 2



OUTBUILDING 1



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1073830



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

North Baddesley is one of the largest villages in the South of England, sitting just three miles east of Romsey. It offers an abundance of local and community facilities – making it ideal for families – along with the cultural sites, retail opportunities and travel links that come with being so close to a main town. There's a GP practice, community-run library, Emer Bog Nature Reserve, a large recreational ground for sports and outdoor activities and a choice of good schools within a two-mile radius.



SPECIFICATION

- Stunning four bedroom detached home
- No forward chain
- Refitted high end kitchen/dining room and bathrooms
- Elegant sitting room and study
- Principal bedroom with en-suite shower room
- Off road parking with electric car charging point
- Low maintenance rear garden with stunning field views
- Converted garage with office and a gym

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band – E

GUIDE PRICE

Offers in excess of £550,000

TENURE

Leasehold
Length of lease - 999 years
No of years remaining - 991
Annual ground rent - £150
Frequency and % of increase - tbc
Annual service charge - £500

Agents note - There is the opportunity to buy the Freehold of the house for £2000