





ACCOMMODATION

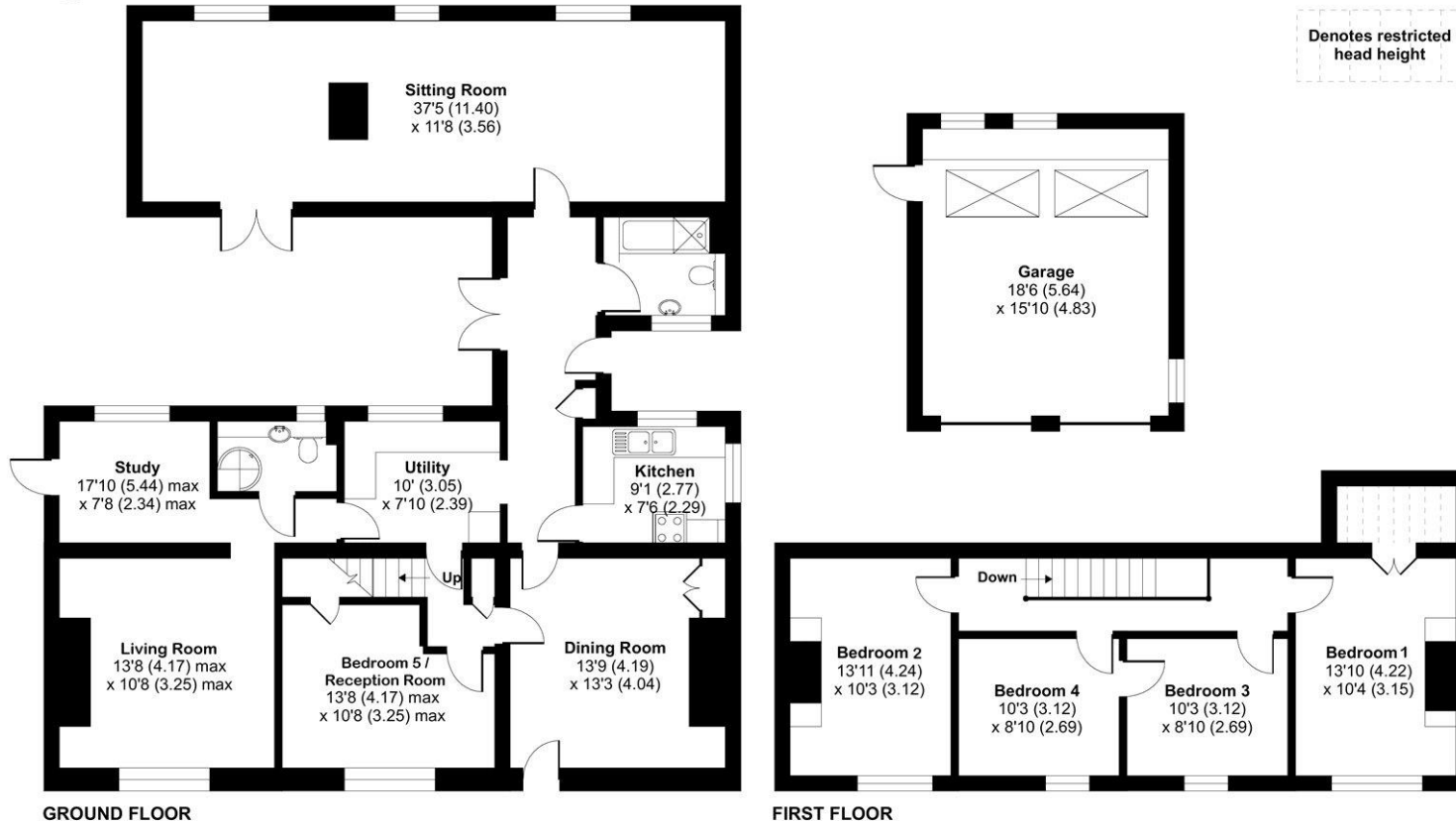
A delightful character cottage, approaching 2500 sq ft, set within well established and attractive gardens of approximately 0.25 of an acre, located on the north-western edge of Chandler's Ford. Dating back to the mid-1800s the property affords a charming cottage feel with a host of character features but also combines the benefits of modern-day living being extended to the rear to incorporate further living space. The home sits within a generous plot and upon entrance you will immediately notice the character features and charm throughout the property. The country style kitchen offers an array of storage and is conveniently located next to the dining area with exposed beams and an open fireplace perfect for more formal entertaining. To the rear of the home, the cottage has been designed to incorporate versatile living with a large sitting room offering views over the grounds and multiple reception areas, ideal for larger families needing extra space. A formal living room and self-contained annexe, with a shower room and kitchen area, completes the ground floor accommodation. The first floor continues to impress, boasting four further bedrooms, all with ample space for storage. Externally the home truly comes into its own with a delightful garden, wrapping around the property and views over the rolling fields. There is also a courtyard with multiple access points into the property, providing an idyllic space to enjoy a morning coffee during the summer months. To the side of the home there is ample off-road parking provided by two driveways and a detached double garage. This beautiful cottage is further offered for sale with no forward chain.



Approximate Area = 2131 sq ft / 198 sq m
 Limited Use Area(s) = 36 sq ft / 3.3 sq m
 Garage = 292 sq ft / 27.1 sq m
 Total = 2459 sq ft / 228.4 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2022. Produced for Charters Estate Agents Limited. REF: 923680



SITUATION

North Baddesley is one of the largest villages in the South of England, sitting just 3 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 2-mile radius.



SPECIFICATION

- Detached cottage
- Five bedrooms
- Two bathrooms
- Study
- Utility room
- Large rear garden
- Garage



LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band G

GUIDE PRICE

Offers in Excess of £900,000

TENURE

Freehold