

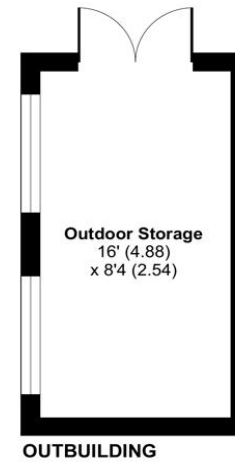
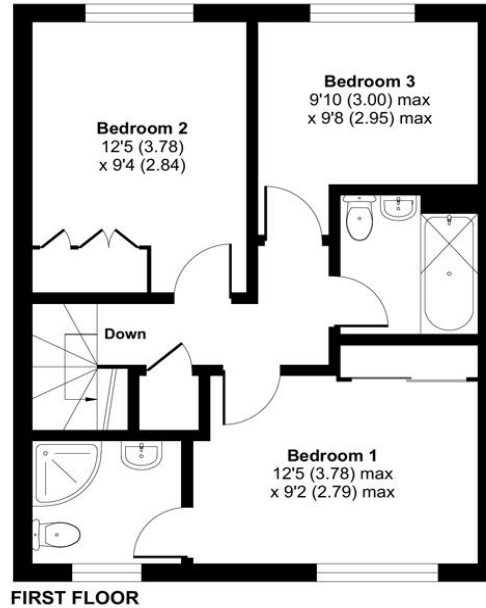
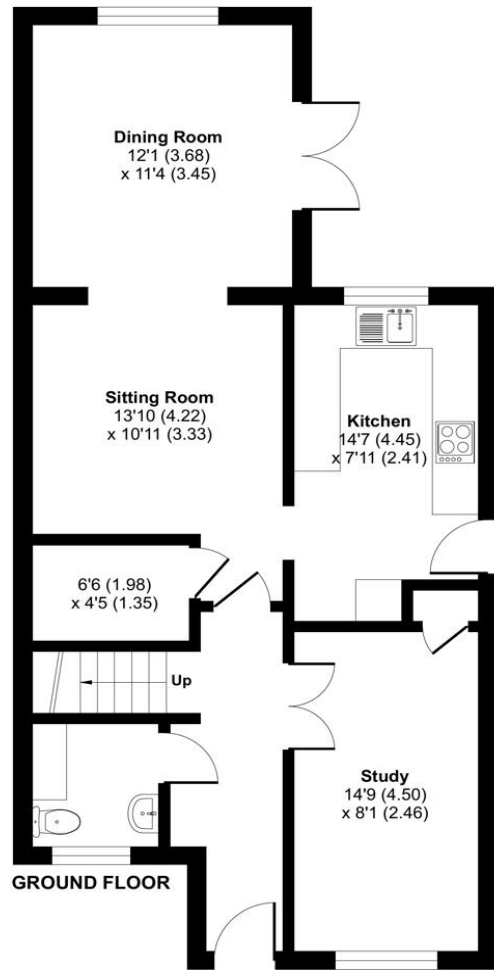


Botley Road, North Baddesley, Southampton, Hampshire, SO52 9EE



ACCOMMODATION

This wonderful detached house is a spacious family home that boasts over 1300 square feet of living space. Nestled in the popular location of North Baddesley with its excellent schools and amenities, it offers the perfect combination of comfort and practicality. The property features a generously sized garden, ideal for outdoor activities, gardening, or simply relaxing in the open air. In addition, it provides convenient off-street parking for multiple cars to the front. As you step inside, you will appreciate the thoughtful design of the house. The ground floor includes a downstairs cloakroom, perfect for guests, and a separate study, ideal for those who work from home or need a private workspace. The open-plan living areas create a sense of space and light, making it a welcoming environment for family and friends to gather. Upstairs, the house continues to impress with three double bedrooms. The principal bedroom features an ensuite bathroom, providing a private and luxurious retreat. A well-appointed family bathroom serves the other two bedrooms, offering comfort and convenience for all residents. With its spacious living areas, attractive outdoor space, and modern amenities, this detached house is the epitome of comfortable family living.



Approximate Area = 1174 sq ft / 109 sq m
 Outbuilding = 133 sq ft / 12.4 sq m
 Total = 1307 sq ft / 121.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	75	
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1049576



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, a 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

- Detached house
- Off-street parking
- Good size garden
- Three bedrooms
- Ensuite to the principal bedroom
- Downstairs cloakroom

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: D

ASKING PRICE

£450,000

TENURE

Freehold