





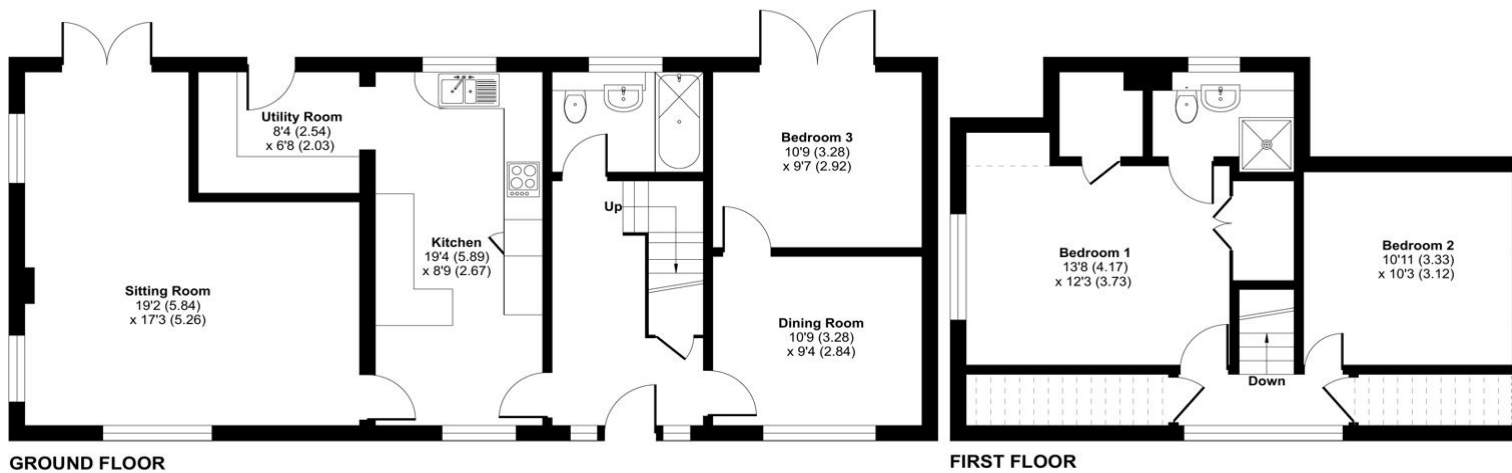
ACCOMMODATION

Nestled in the sought-after village of North Baddesley, this charming three-bedroom chalet bungalow exudes warmth and character, having been lovingly maintained by its current owners for the past two decades. Situated on a corner position within Middle Road, the property offers both privacy and convenience. Upon entering, a welcoming hallway sets the tone and leads to the stunning Magnet kitchen with solid oak worktops, heated towel rail, pull-out larder, and ample cupboard space, leading seamlessly to a separate utility/boot room. The 'L'-shaped sitting room has been extended to incorporate the previous garage and is bathed in natural light, from the dual aspect windows, whilst offering access to the garden through French doors. A versatile second reception room, currently a dining room could easily transform into a snug area and provides access to the third bedroom. The family bathroom completes the ground floor. Upstairs, the principal bedroom benefits from a dormer extension, offering a spacious retreat with a walk-in wardrobe and en-suite shower room. Another double bedroom awaits, perfect for children or guests. Externally, the expansive garden boasts various features, including a hot tub, patio terrace and a vegetable plot. Additionally, the generous grassed area to the front presents additional possibilities for further parking or potential extensions, adding to the allure of this delightful property.



Denotes restricted head height

Approximate Area = 1320 sq ft / 122.6 sq m
 Limited Use Area(s) = 61 sq ft / 5.6 sq m
 Total = 1381 sq ft / 128.2 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	
		73	83



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: 1111569



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

- Charming three-bedroom chalet bungalow
- Sought-after village location
- Three bedrooms
- En-suite shower room to the principal bedroom
- Ground floor bathroom
- Kitchen/breakfast room with separate utility room
- Spacious dual aspect sitting room and dining room
- Expansive rear garden and ample driveway parking

LOCAL AUTHORITY

Test Valley Borough Council

Council Tax Band - D

ASKING PRICE

£540,000

TENURE

Freehold