



£550,000

HenshawFox



7 West Lane
North Baddesley, Hampshire, SO52 9GB

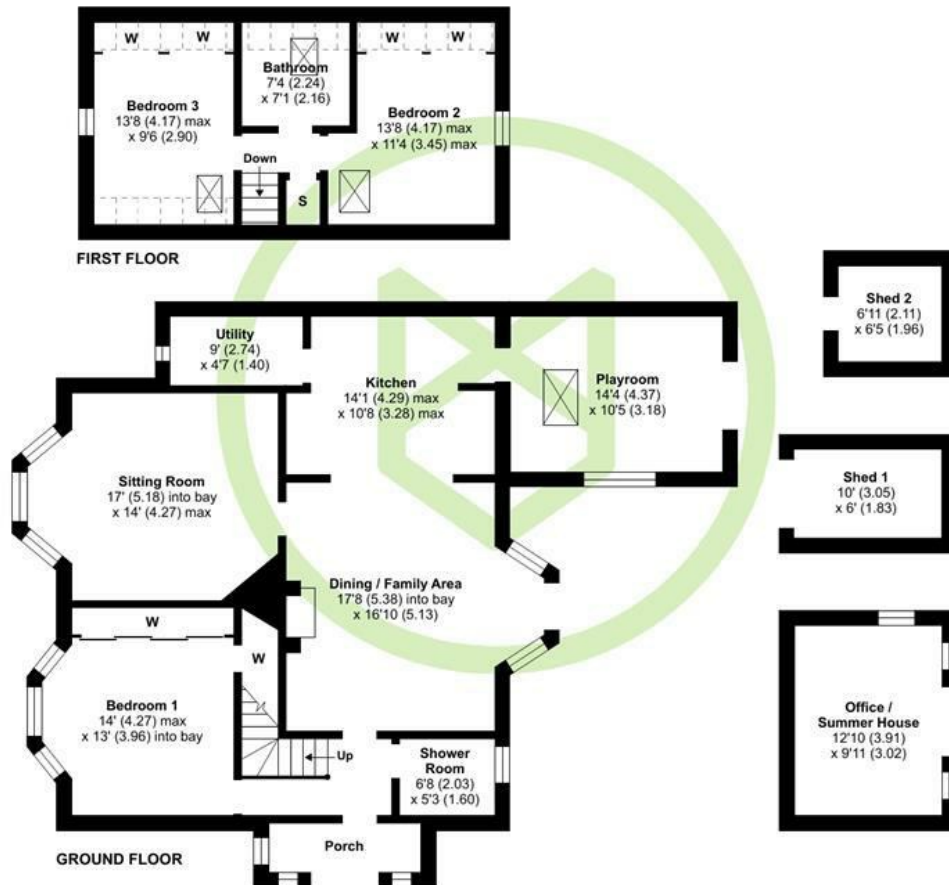
01794 521339
homes@henshawfox.co.uk
www.henshawfox.co.uk



Ground Floor = 1183 sq ft / 109.9 sq m
 First Floor = 304 sq ft / 28.2 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Outbuildings = 233 sq ft / 21.6 sq m
 Total = 1787 sq ft / 166 sq m

For identification only - Not to scale

Denotes restricted
head height



Summary

A lovely spacious chalet style bungalow located in an enviable cul-de-sac position just off Rownhams Lane in North Baddesley. This versatile and easily adaptable home has accommodation with ample space for a range of buyers including families. In brief, the property is equipped with three reception areas - a sitting room, extended playroom, open plan kitchen/dining/family area, utility room, downstairs shower room and principal bedroom, two upstairs bedrooms and bathroom. Outside there is a useful home office in the secluded and attractive rear garden, along with a driveway for parking at the front of the home.

Features

- Detached three bedroom chalet style bungalow
- Spacious accommodation and well finished throughout
- Upstairs bathroom and downstairs shower room
- Large open plan kitchen, dining and family room
- Charming sitting room and versatile extension
- Outside office and utility room
- Secluded and well maintained rear garden
- Driveway parking
- Desirable cul-de-sac location
- Within catchment for renowned Mountbatten Secondary School



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for Henshaw Fox Ltd REF: 806049

EPC Rating:

Energy Efficiency Rating

Current 63

Potential 80

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Accommodation

Ground Floor

The porch as you enter the home from the side of the driveway has some useful space to store coats and shoes etc, then leads into a hallway with stairs to the first floor. Also the shower room on the ground floor on the right has a lovely suite comprising of a WC, wash hand basin and an enclosed shower cubicle. A large bedroom is located at the front of the home with an attractive bay window and ample fitted wardrobes. This lovely home really comes to life at the back of the house where there is a large open dining and family area with doors leading out to the rear garden. There is seating space, room for a dining table and chairs, and this area flows through to the kitchen with an island breakfast bar. The kitchen itself is fully fitted with a range of cupboards and drawers, ample worktop space as well as space for a 'RangeMaster' oven with gas hob and fitted extractor canopy over. There is a Butler's sink, space for a fridge/freezer, while the washing machine is located in the useful utility room. Situated off from the kitchen is a newly extended versatile room which is currently used as a playroom, but could also be a study or further reception area. Completion the accommodation at the front of the property is a lovely sitting room with an attractive bay window providing copious amounts of light.

First Floor

From the landing there is a bathroom with a modern white suite comprising a WC, wash hand basin and bath with shower over. There is also some eaves storage and Velux window. Either side of the landing are two double bedrooms both with fitted wardrobes, one to the front aspect and the other overlooking the rear garden.

Outside

A patio adjoins the back of the home and there is a ample space for a seating area. The garden is primarily laid to lawn with fenced borders and decorated with some established shrubbery and small trees. Additionally, there is an office/summerhouse which is fully insulated and with power connected, while there are also two further small storage sheds.

Parking

There is a driveway to the front of the home which is laid to shingle and has space to park 2/3 vehicles.

Location

North Baddesley is a quiet village located to the south east of Romsey and a short distance to Chandlers Ford. It benefits from excellent transport routes to Southampton, fantastic local schooling and various local amenities.

Age

1921

Heating

Gas central heating

Windows

UPVC double glazed

Primary School

North Baddesley Junior School

Secondary School

Mountbatten Secondary School

Council Tax

Band E - Test Valley Borough Council

Terms and Conditions

Terms and Conditions These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs

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