



18 Orchard Close | £510,000  
North Baddesley, Hampshire, SO52 9GF



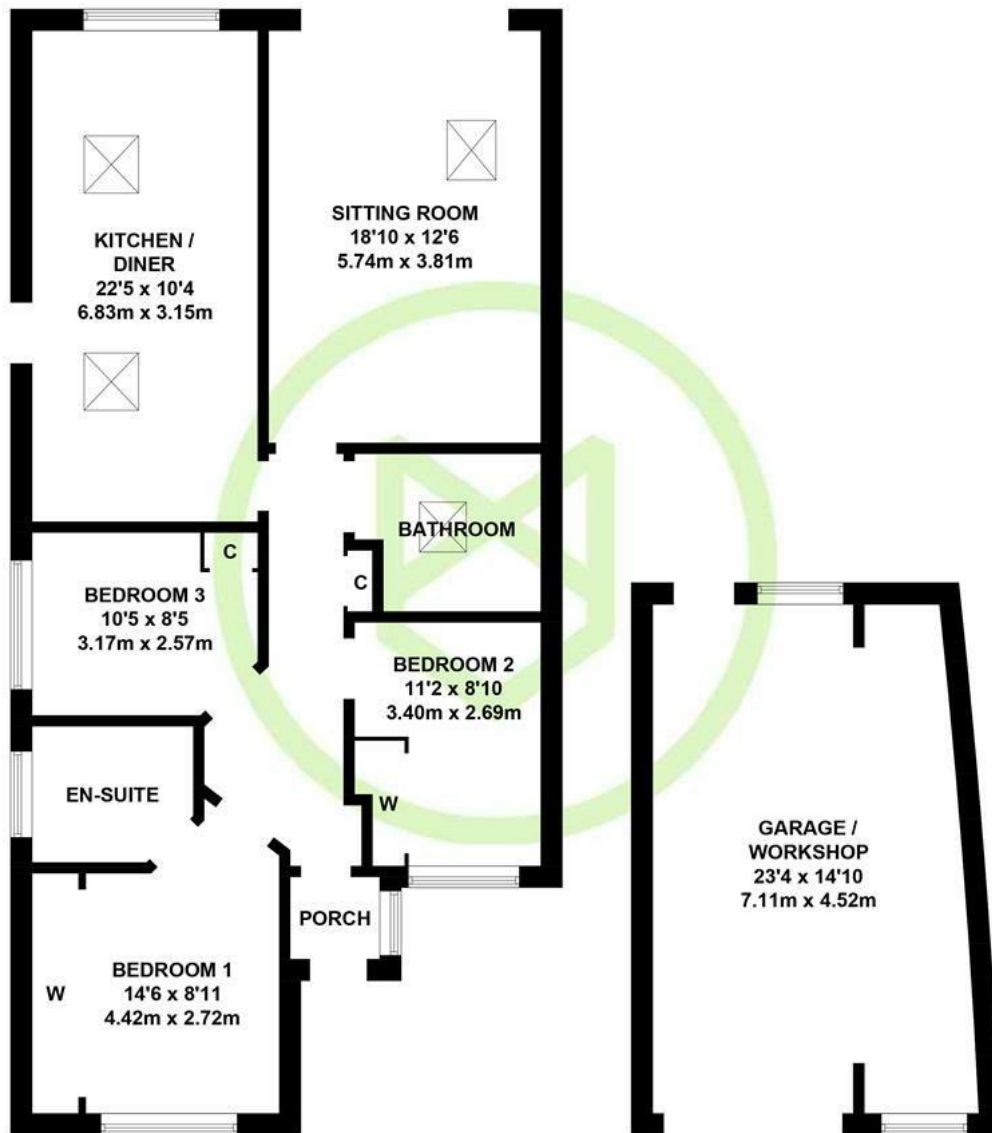




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North Baddesley, Hampshire, SO52 9GF

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**GROUND FLOOR**

APPROXIMATE GROSS INTERNAL AREA  
 GROUND FLOOR = 1045 SQ FT / 97.1 SQ M  
 GARAGE / WORKSHOP = 331 SQ FT / 30.8 SQ M  
 TOTAL = 1376 SQ FT / 127.9 SQ M

Illustration for identification purposes only,  
 measurements are approximate, not to scale. (ID932042)

(NOT SHOWN IN ACTUAL  
 LOCATION / ORIENTATION)

## Summary

An impressively presented three bedroom detached bungalow, located within a quiet cul de sac position in North Baddesley. The immaculate accommodation comprises three double bedrooms, en-suite to master, family bathroom, kitchen/dining room, sitting room, attractive landscaped rear garden, garage with workshop space and ample driveway parking.

## Summary

- Stunning detached bungalow. beautifully refurbished throughout to a high specification
- Three double bedrooms, en-suite and family bathroom
- Extended sitting room with vaulted ceiling and bi-folding doors
- Driveway parking for several cars and spacious garage
- Situated within a quiet cul-de-sac in North Baddesley

## EPC Rating

Energy Efficiency Rating  
 Current C  
 Potential B



# 18 Orchard Close

## North Baddesley, Hampshire, SO52 9GF

### Accommodation

The useful entrance porch leads to a welcoming hallway which provides access to the sitting room, kitchen/dining room, all three bedrooms and family bathroom. With impressive bi-folding doors onto the adjoining patio, the extended sitting room is a large space with vaulted ceiling. The also extended kitchen/dining room has been refitted to an impeccable standard with a range of large storage cupboardS and soft closing drawers, granite work tops, instant hot water tap, Aga, built in dishwasher, built in microwave, space for fridge freezer as well as enclosed space and plumbing for a washing machine. A door to the side elevation provides access to the rear garden, as well as gated pedestrian access via a path to the front. Bedroom one is situated at the front of the home and benefits from built in wardrobe and door leading to en-suite which comprises large enclosed shower unit, WC and wash basin. Bedroom two, another double room with built in wardrobes overlooking the front of the home. Bedroom three is another double room to the side elevation with a handy storage cupboard. The beautifully presented family bathroom is complimented from vaulted ceiling and sky light. It comprises bath over shower, WC, wash basin and heated towel rail

### Outside

The immaculate and landscaped south westerly facing rear garden has a patio area adjoining the rear of the home which leads to a lawn with established shrub areas. Bordered by fencing, the garden is a sociable area with an unrestricted sunny aspect. There is a shed, bicycle store and access to the garage via a rear door. A gate also provides useful pedestrian access to the front of the home. The front is enclosed with mature shrubbery and paved for an easy-to-maintain driveway.

### Parking

To the front the home has a paved driveway for several vehicles. The spacious garage has up and over door, power and lighting.

### 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.

### Sellers Position

Buying on

### 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, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

### Tenure

Freehold

### Age

1960's

### Heating

Gas central heating

### Infant and Junior School

North Baddesley Infant and Junior School

### Secondary School

The Mountbatten School

### Council Tax

Test Valley - Band E

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