



62 Tottehale Close | £495,000
North Baddesley, Hampshire, SO52 9NQ





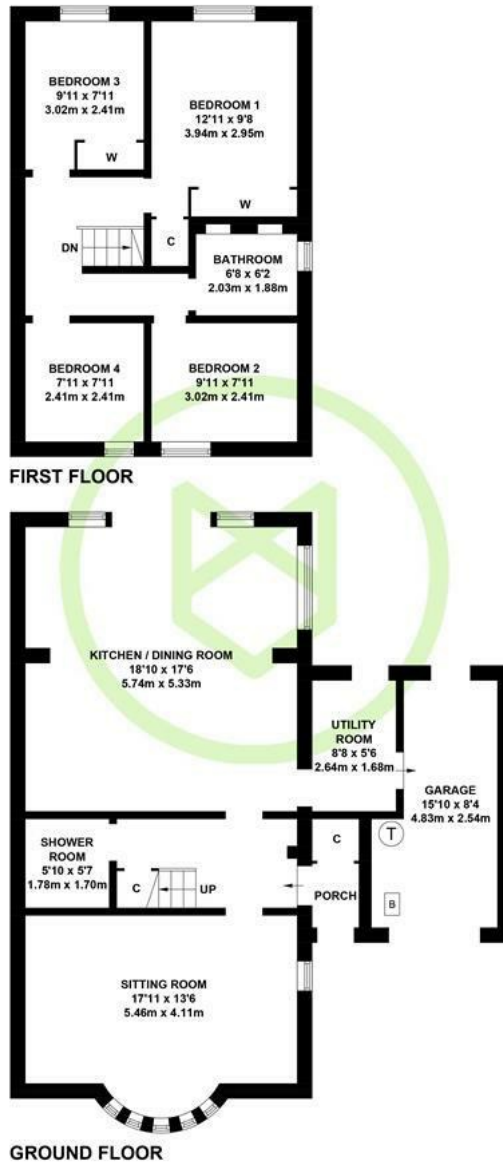
62 Tottehale Close
North Baddesley, Hampshire, SO52 9NQ

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Summary

An extended link-detached house, nestled within a quiet cul-de-sac, in the leafy Village of North Baddesley. This immaculate home features four bedrooms, family bathroom, sitting room with bay window, downstairs shower room, extended kitchen/dining area and useful utility room. Outside, the home benefits from a beautifully landscaped rear garden, ample driveway parking and garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 895 SQ FT / 83.2 SQ M (INCLUDING GARAGE)
FIRST FLOOR = 503 SQ FT / 46.7 SQ M
TOTAL = 1398 SQ FT / 129.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1105401)

Summary

- Positioned with a quiet cul-de-sac in North Baddesley
- Extended kitchen/dining area
- Separate utility room
- Four bedrooms
- Downstairs shower room
- Beautifully landscaped rear garden
- Driveway parking and garage

EPC Rating

Energy Efficiency Rating
Current B
Potential A

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Ground Floor

Upon entry, the porch has a useful storage cupboard and opens into the inner hall. The hall allows access for the sitting room, kitchen/dining area, downstairs shower room, under stairs storage cupboard and stairs leading to the first floor landing. The downstairs shower room features a shower cubicle, WC and wash basin. The sitting room has ample space for seating furniture and large bay window onlooking the front aspect. The extended kitchen/dining area is the hub of the home with access to a utility area, sliding doors out to the rear garden and space for dining table with chairs. The modern kitchen features a selection of wall and base storage units, breakfast bar, fridge/freezer, dishwasher, oven, grill and hob with extractor above. The utility room has plumbing for washing machine and door out to the garden.

First Floor

The first floor landing provides access to all four bedrooms, family bathroom and cupboard. The principal bedroom is a spacious double with built in sliding door wardrobe. Bedroom two is a double room onlooking the front aspect. Bedroom three is an ample single with built in storage. Bedroom four is a single or perfect study space. The immaculate family bathroom comprises stylish floor to ceiling tiles, shower over bath, WC and wash basin.

Outside

The beautifully landscaped rear garden has a spacious adjoining patio, tidy area of lawn, flower bed border, additional patio area, door accessing the back of the garage and gate providing pedestrian access to the rear.

Parking

Driveway parking to the front for several vehicles and garage

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

Looking for forward purchase

Age

1980s

Tenure

Freehold

Heating

Gas central heating

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Band E - Test Valley Borough Council

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 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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