



5 The Birches Close | £550,000
North Baddesley, Hampshire, SO52 9HL





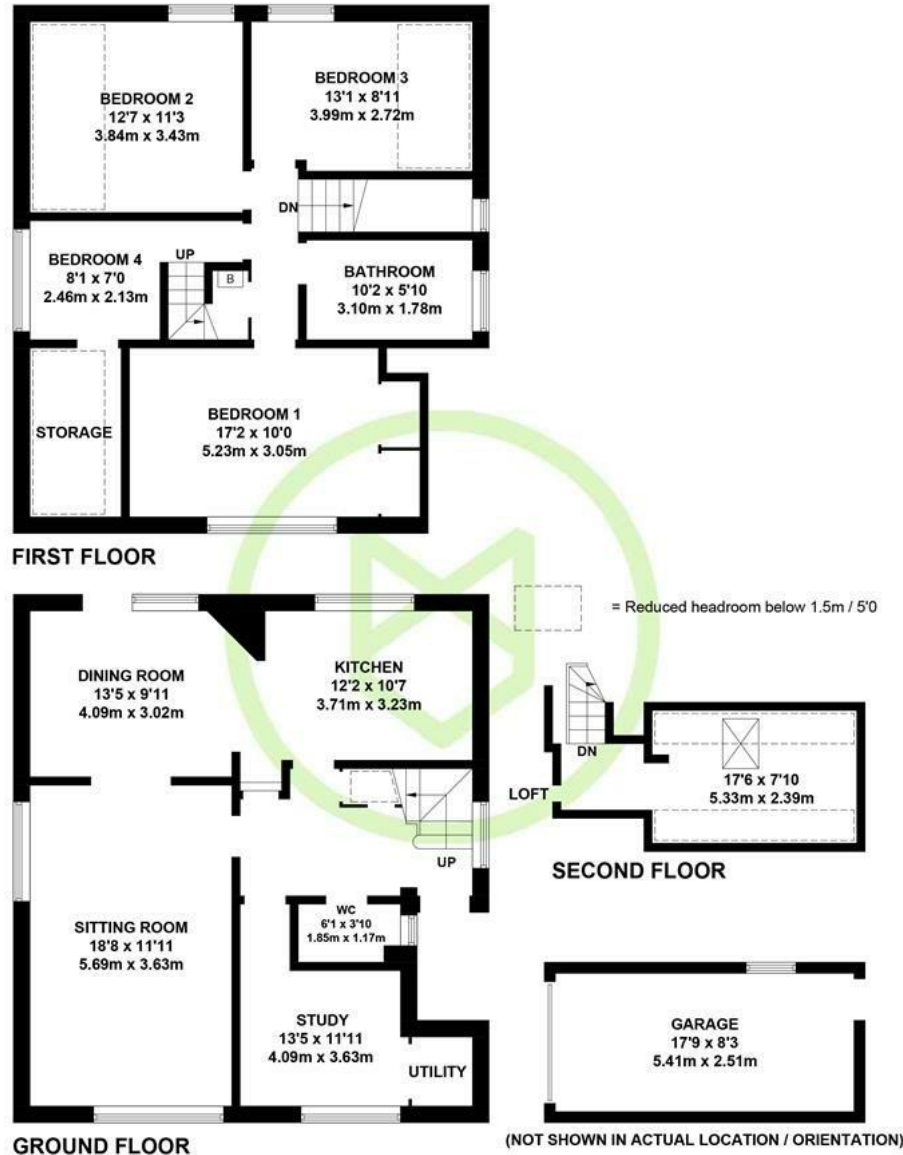
5 The Birches Close
North Baddesley, Hampshire, SO52 9HL

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

Occupying a corner position within a quiet cul-de-sac, in the desirable Village of North Baddesley. This detached chalet home features four bedrooms, study with utility cupboard, spacious sitting room with log burning stove, open plan kitchen/dining area, downstairs cloakroom and flexible loft room. The home enjoys a green and peaceful back drop, secluded wrap around garden, ample driveway parking and useful garage.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 735 SQ FT / 68.3 SQ M
FIRST FLOOR = 732 SQ FT / 68.0 SQ M
SECOND FLOOR = 129 SQ FT / 12.0 SQ M
GARAGE = 145 SQ FT / 13.5 SQ M
TOTAL = 1741 SQ FT / 161.8 SQ M
Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1134465)

Features

- Detached chalet home
- Open plan kitchen/dining area
- Cosy sitting room with log burning stove
- Four bedrooms with flexible loft room and downstairs study
- Driveway parking and garage
- Positioned within a quiet cul-de-sac, in the desirable Village of North Baddesley
- Offered with no onward chain

EPC Rating

Energy Efficiency Rating
Current D
Potential C

5, The Birches Close, North Baddesley, Hampshire, SO52 9HL

Ground Floor

Upon entry, the inviting entrance hall provides access for the sitting room, kitchen, cloakroom featuring WC and wash basin, stairs to first floor landing and under stairs storage cupboard. The spacious sitting room has dual aspect windows and wood burning stove which acts as a real focal point to the room. Accessed via the entrance hall or sliding doors from the sitting room, The open plan kitchen/dining area at the rear of the home. The modern kitchen has an array of wall and base storage units, butler sink, dual ovens, hob with extractor above, dishwasher, wine cooler and useful breakfast bar. The dining area has ample space for dining table with chairs and door out to the rear garden. The useful study is a flexible room with plumbing for washing machine within cupboard.

First Floor

The first floor landing provides access for all four bedrooms, family bathroom and boiler cupboard. The principal bedroom is a generous double with built in wardrobes. Bedroom two and three are each doubles which overlook the rear garden. Bedroom four is an ample single or perfect study with large storage cupboard and stairs leading up to the loft room. The family bathroom comprises shower cubicle, bath, WC and wash basin.

Second Floor

Currently used as a gym, the loft room is a versatile area with sky light and useful storage cupboard.

Outside

Outside, the wrap around rear garden provides an abundance of greenery and complete privacy. Adjoining the home is a large patio providing the perfect outdoor seating or entertainment area, separate decking areas and established lawn with variety of mature shrubs and trees bordering.

Parking

Ample driveway parking 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.

Tenure

Freehold

Heating

Gas

Infant and Junior School

North Baddesley Infant and Junior School

Secondary School

The Mountbatten School

Council Tax

Test Valley - Band E

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.

01794 521339 / 02382 541100

homes@henshawfox.co.uk

www.henshawfox.co.uk

