



52 Tottehale Close | £375,000  
North Baddesley, Hampshire, SO52 9NQ







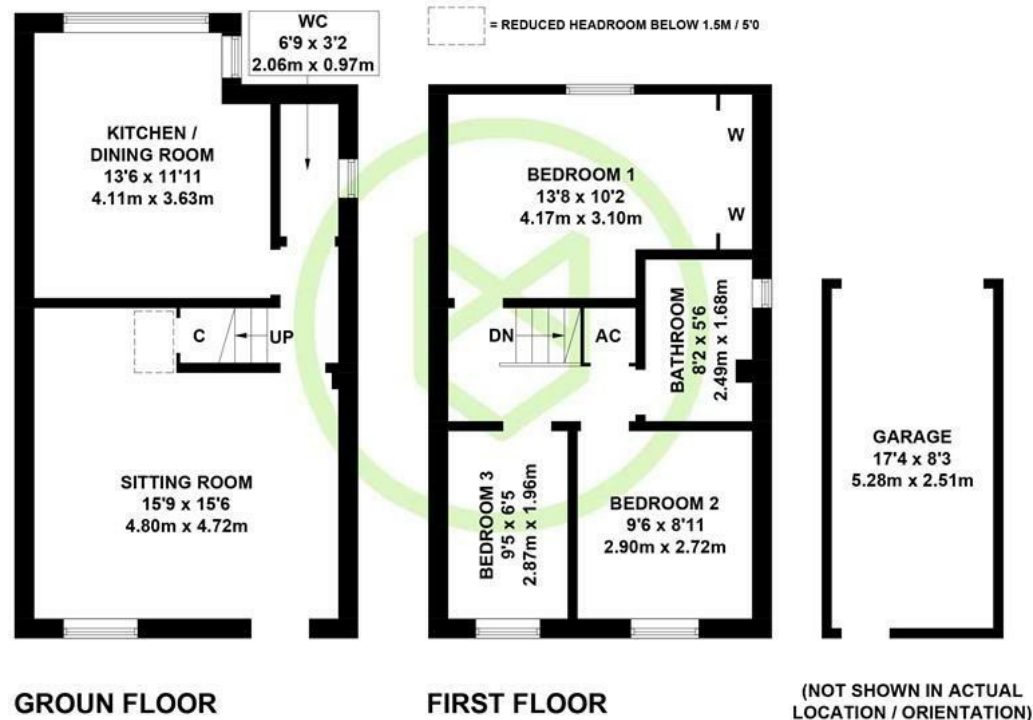
52 Totteahale Close  
North Baddesley, Hampshire, SO52 9NQ

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## Summary

A beautifully presented semi-detached home, located in a quiet cul-de-sac within the sought-after village of North Baddesley. This stylish property offers modern finishes throughout and comprises three well-proportioned bedrooms, a contemporary and nearly new family bathroom, a spacious sitting room, a sleek kitchen/dining room and an updated downstairs cloakroom. Outside, the home boasts a landscaped and enclosed rear garden, along with a single garage and driveway parking for two vehicles.



## Features

- Immaculate semi-detached house
- Positioned within a quiet cul-de-sac
- Three well proportioned bedrooms
- Modern family bathroom and downstairs cloakroom
- Beautifully landscaped rear garden
- Single garage and driveway parking for two vehicles
- New boiler installed

## EPC Rating

Energy Efficiency Rating  
Current C  
Potential B

APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 436 SQ FT / 40.5 SQ M  
FIRST FLOOR = 410 SQ FT / 38.1 SQ M  
GARAGE = 141 SQ FT / 13.1 SQ M  
TOTAL = 987 SQ FT / 91.7 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1019178)

# 52, Tottehale Close, North Baddesley, Hampshire, SO52 9NQ

## Ground Floor

A covered entrance and modern composite front door open into a welcoming entrance hall, where stairs rise to the first floor. To the right, a recently updated and stylish cloakroom features a contemporary WC and wash basin. High-quality Karndean flooring flows seamlessly from the hall into the spacious, modern kitchen/diner. The kitchen is fitted with a range of sleek wall and base units, offering ample storage, along with an integrated dishwasher and microwave. There is space for a cooker and fridge freezer, as well as plumbing for a washing machine. Oak block-effect worktops are paired with classic white brick-tiled splashbacks and an inset dual butler sink for a timeless finish. A family dining table fits comfortably within the space, and a breakfast bar is thoughtfully positioned in the bay window. The generous sitting room enjoys views over the enclosed rear garden and features glazed French doors that open onto the patio area. Additional storage is located beneath the stairs, with enough space to accommodate a study or workstation area.

## First Floor

The landing provides access to the loft via a ceiling hatch and includes a shelved airing cupboard positioned over the stairs. Bedroom one is a spacious double room, featuring a generous range of built-in wardrobes. All three bedrooms are served by the stylish, nearly new family bathroom, finished with contemporary floor-to-ceiling tiling. The suite includes a panelled bath with shower over, modern wash basin, WC, and a heated towel rail

## Outside

Accessed via double doors from the sitting/dining room or secure side gate, the enclosed rear garden features a lovely adjoining patio, perfect for outdoor dining or relaxing. A central lawn is bordered by well-stocked flower beds filled with mature shrubs and plants, while a timber storage shed provides practical garden storage.

## Parking

There is a shingled drive for one vehicle as well as a further parking space for one vehicle in front of the garage. The garage has power, lighting and access door into the rear garden.

## 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

## Sellers Position

Complete onward chain

## Infant and Junior School

North Baddesley Infant and Junior School

## Secondary School

The Mountbatten School

## Council Tax

Test Valley - Band D

## Disclaimer Property Details

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. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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