



Talisman
Castle Lane | North Baddesley | Southampton | Hampshire | SO52 9LY

FINE & COUNTRY

TALISMAN



Nestled in the idyllic setting of North Baddesley, less than 10 minutes from the charming market town of Romsey, is this distinguished three bedroom detached property offering a unique blend of countryside living and investment potential. Situated on an expansive circa 4.5 acre plot, this residence is not just a home but a haven of possibilities.



Boasting an impressive in-and-out driveway with additional access directly onto Misslebrook Lane, the property welcomes you with convenience and accessibility. No onward chain enhances the ease of transition, making this a compelling opportunity.

Ground Floor

Step inside to discover a thoughtfully designed layout on the ground floor, featuring a dining room, providing a perfect space for family meals or entertaining guests. The living room exudes warmth and comfort, creating a cosy ambiance. A shower room adds practicality, complementing the convenience of modern living. The kitchen, equipped with contemporary amenities, caters to culinary needs. Connecting seamlessly with the outdoors, a conservatory provides a tranquil space to enjoy the surrounding natural beauty.













SELLER INSIGHT

“ Since 2001, Talisman has been more than just a home to us – it has provided us with everything we could have ever needed. Over the years we have added a conservatory, stable block, and barn with garage to the ever-expanding land. It offers a unique blend of proximity to the motorway yet seclusion, nestled among only a few neighbours, creating a tranquil and appealing environment.”

“The backdrop of 11 acres of woodland, frequented by deer, squirrels, pheasants, and even a heron that occasionally comes to the fishpond, makes it a haven for nature enthusiasts. The presence of nature adds a real charm and a feeling of peace to our surroundings.”

“Inside, the built-in wardrobes and access to the eaves cupboards provide fantastic storage solutions. Over the years, we’ve made enhancements like installing a wood burner in the sitting room and adding a new bathroom with a jacuzzi bath, complemented by a wonderful hot tub outside.”

“The renovated patio, adorned with a swinging chair hanging from a nearby tree, is a favourite spot of mine in the summer. Our home is a perfect setting for entertaining, like the unforgettable New Year’s Eve parties we’ve hosted for many years.”

“The property boasts two main entrances into the drive, along with a separate entrance to the stable and barn. As a lover of flower arranging, I’ll miss the abundance of shrubs that provide a constant supply of fresh blooms. Fruit trees dot the landscape, and we see buzzards, kites, and sparrow hawks, whilst in the garden there are many smaller wild birds. A large fishpond is visible from the sitting room window adding to the tranquillity of the setting, complete with a little boat for peaceful moments.”

“Every window offers views of the surrounding trees, making it a joy to witness the changing seasons - especially from the comfort of the main bedroom.”

“Talisman truly offers the best of both worlds: privacy and convenience. Nearby attractions like Chilworth Manor, with their walkable grounds alongside, add to the appeal. The village’s golf course and historic church further enrich the area, all within walking distance.”

“As we bid farewell to our cherished home, we’ll miss everything from its abundant storage and breathtaking views to the inviting patio and expansive grounds - a place where stargazing is a nightly delight. Leaving Talisman is a decision made with heavy hearts, as it has been so much more than just a house - it’s been our sanctuary.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







First Floor
On the first floor there three well-sized bedrooms and a family bathroom.









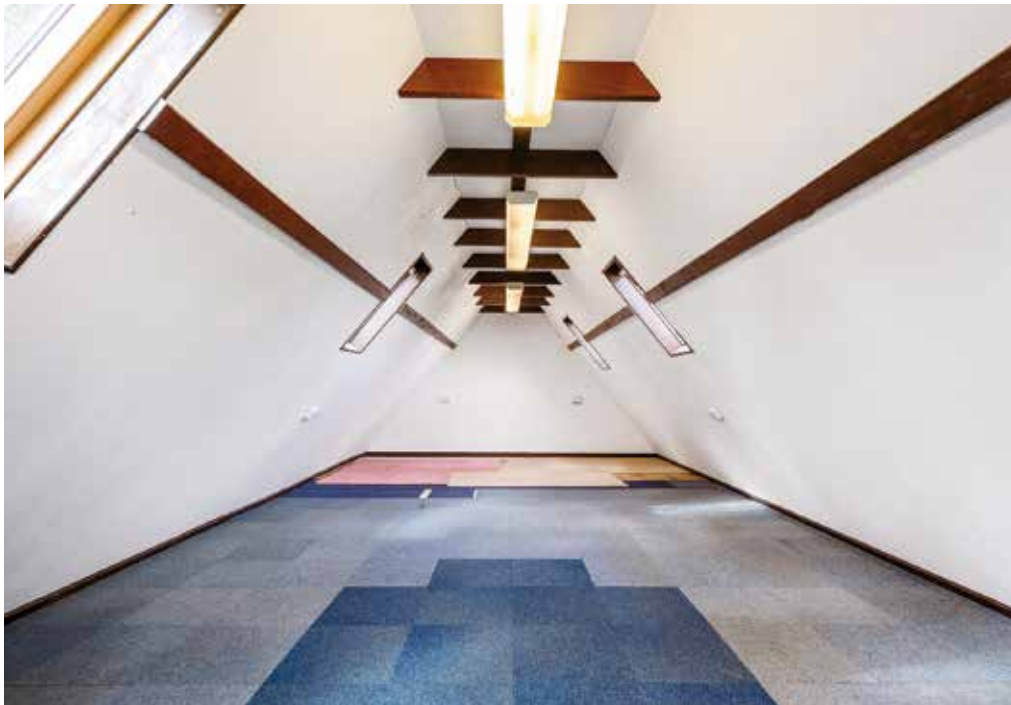
Outside

The vast circa 4.5 acre plot unfolds with stables, garages, and a picturesque pond, offering a rural escape. The property also includes three small commercial units, all of which are currently rented, providing a consistent income stream. This unique combination of residential and commercial elements makes this property a wise investment choice.











Services, Utilities & Property Information
 Utilities – Mains gas, electricity, water, and drainage.

Tenure – Freehold.

Property Type – Detached House

Construction Type – Brick construction.

Council Tax – Test Valley Borough Council

Council Tax Band E.

Commercial Council Tax – current rateable value £5,900. At present moment small business rates apply to existing tenants.

Parking – Garaging. Five plus cars parking.

Mobile Phone Coverage – 5G mobile signal is available in the area. We advise you to check with your provider.

Internet Connection – FTTC Superfast Fibre Broadband is available in the area. We advise you to check with your provider.

Special Notes – There are covenants on the property – please speak with the agent for further information.

The property is split over multiple titles.

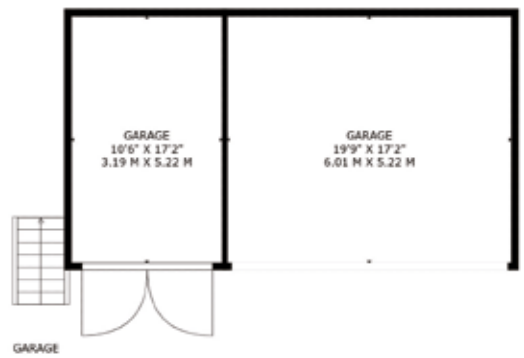
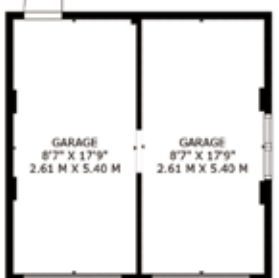
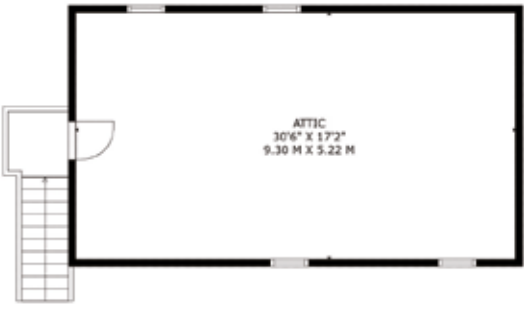
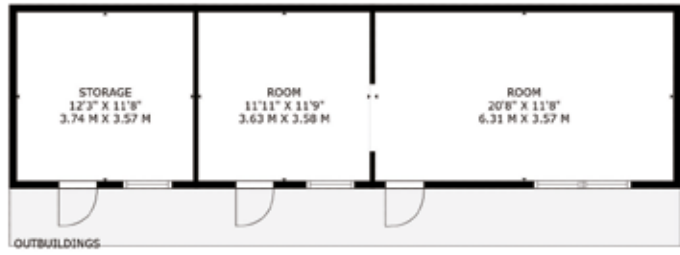
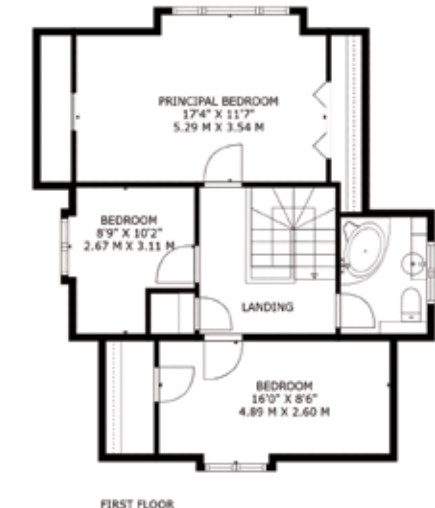
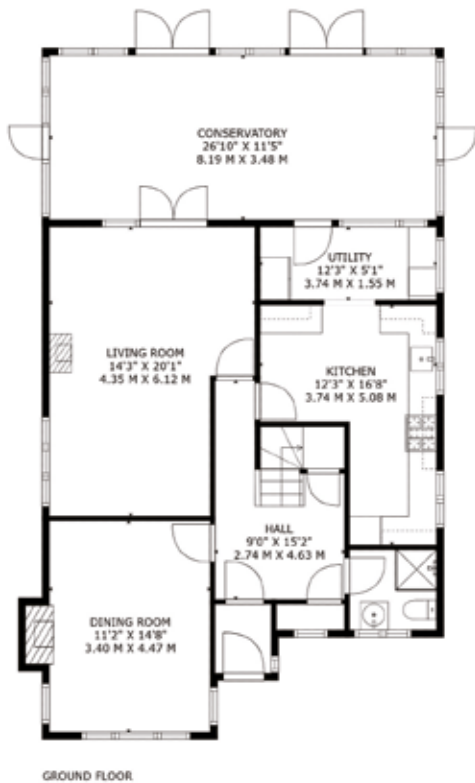
Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	77 C
39-54	E		
21-38	F		
1-20	G		

GROSS INTERNAL AREA: 2274 sq ft, 211 m2
 ADDITIONAL AREAS TOTAL : 1417 sq ft, 131 m2

OVERALL TOTALS: 3691 sq ft, 342 m2
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



JACK REES
MANAGING PARTNER

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Prior to starting my long-established career in the property industry, I worked within the banking sector up until 2008, where the values of commitment, collaboration and entrepreneurial spirit were instilled and carried over to my current role. Throughout my 13 years' experience, I have been trusted to sell some of the finest homes on the South Coast and have built a solid foundation of satisfied clients using my specialised skills in the latest digital marketing techniques to expertly maximise exposure for my clients' properties. My occupational pride is abundantly evident, as is my seasoned knowledge of what makes each distinct village, town and city so special.

Originally from Somerset, I moved to Hampshire in 2006 where I now live in Sarisbury Green with my wife and two children.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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