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SALE

Connells

Brownhill Road  
North Baddesley Southampton

# Brownhill Road North Baddesley Southampton SO52 9EZ

for sale offers over  
**£400,000**



## Property Description

Welcome to Brownhill Road, North Baddesley! This inviting four bedroom Semi-Detached House offers an ideal blend of comfort and convenience. Boasting a coveted south-west facing garden, this property is a haven for those who appreciate outdoor living.

Upon arrival, you're greeted by a spacious driveway, accommodating multiple vehicles, along with a charming front garden adorned with mature shrubs and borders. Step through the covered entrance porch, where a door and window to the front invite you into the welcoming entrance hall. Ascend the stairs to the upper level, passing built-in cupboards for added storage convenience.

The ground floor comprises a generously sized lounge, illuminated by dual-aspect windows and featuring a fireplace, offering a cosy ambiance for relaxation. Adjacent lies the dining room with tile floors, seamlessly flowing into the well-appointed kitchen, complete with wall, basin drawer units, roll-top work surfaces, and ample space for culinary pursuits.

Beyond the dining room awaits a versatile third reception room, offering annex potential with its dual-aspect windows and French doors opening to the rear garden. Enjoy seamless indoor-outdoor living in the conservatory, accessed from the lounge, providing picturesque views of the rear garden.

Retreat to the upper level, where three bedrooms await. Bedroom one and two feature wood laminate flooring and all feature double-glazed windows, offering views of the surroundings.

## Entrance Porch

Double glazed door and window to front; opens into hall.

## Entrance Hall

Stairs to upper level, built-in storage, access to cloakroom.

## Cloakroom

WC, hand wash basin, obscured side window.

## Lounge

19' 2" x 12' 3" ( 5.84m x 3.73m )

Feature fireplace, front window and patio doors to conservatory. This room is currently being used as a fourth bedroom.

## Dining Room

13' 3" x 9' 1" ( 4.04m x 2.77m )

Tiled flooring, built-in cupboards, open to kitchen and rear aspect views.

## Kitchen

13' 3" x 8' 2" ( 4.04m x 2.49m )

Generous workspace with wall and base units, dual aspect windows, tiled floors/walls, plumbing for washing machine, dishwasher, space for tumble dryer and range cooker, space for dining.

## Conservatory

14' 2" x 10' 1" ( 4.32m x 3.07m )

French doors to garden, lovely garden outlook and accessible via lounge.

## Garden Room

14' x 10' 11" ( 4.27m x 3.33m )

Dual aspect, French doors to garden. Ideal as bedroom, annexe space or home office/studio.

## Landing

Loft access, built-in storage and stairs descending.

## Bedroom One

13' 11" x 10' 9" ( 4.24m x 3.28m )

Rear facing with walk-in wardrobe and wood laminate flooring.

## Bedroom Two

14' 5" x 8' 2" ( 4.39m x 2.49m )

Two front facing windows and wood laminate flooring.

## Bedroom Three

9' 2" x 7' 8" ( 2.79m x 2.34m )

Rear facing large single bedroom.

## Bathroom

Bath with mixer tap, WC, hand wash basin, side window and heated towel rail.

## Rear Garden

Mainly lawned and south-west facing with mature borders-private and well-maintained.

## Front Garden

Parking for several vehicles and mature planting.

## Outbuilding

18' 3" x 12' ( 5.56m x 3.66m )

Detached outbuilding , ideal for home office, creative space, or annexe conversion sstp.

## Location

North Baddesley blends village charm with everyday practicality, offering strong community spirit, local amenities, and excellent school catchments. North Baddesley Infant and Junior Schools are both Ofsted rated 'Good', and Mountbatten School in nearby Romsey continues to impress with high academic standards and facilities.

Commuters benefit from excellent access to the M27, Romsey, and Southampton, while local buses and nearby rail stations in Chandlers Ford and Romsey provide further transport links. A wide range of shops, medical centres, and takeaways are nearby, with major supermarkets and retail parks just minutes away.

Families enjoy Mountbatten Park, Baddesley Common, and scenic countryside walks. For remote workers or those seeking sustainable, energy-efficient living, the owned solar panels and adaptable outbuilding offer homeworking freedom and reduced utility costs. This is an ideal location for growing families, multi-generational households, and those seeking flexible, future-ready homes.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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